The Angel resident

March 2014

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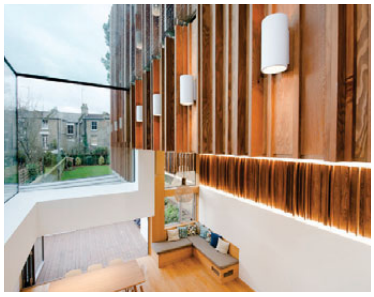

Highbury Hill

Highbury N5

A truly unique & stunning 5 bedroom semi detached Victorian terrace family house, complete with circa 90ft south facing garden. Situated on one of Highbury's premier roads, the house has been described by television programme Grand Designs as an 'architectural gem'.

EPC rating C

£2,750,000 guide price
freehold

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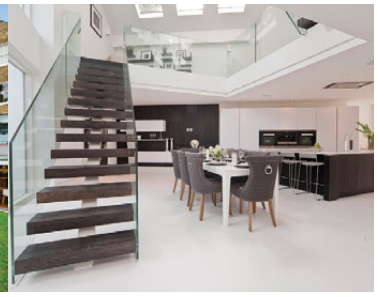

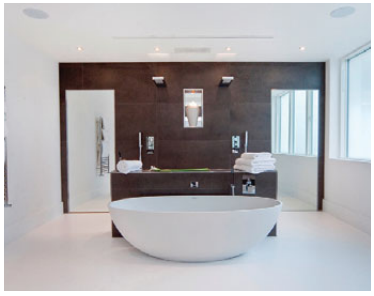

Florence Street

Islington N1

A fabulous example of a modern architecturally designed & unique house which provides the ultimate in modern living, while offering privacy & seclusion set over lateral living space. Florence Street is superbly situated for access to the amenities of Upper Street.

EPC rating C

£3,500,000 guide price
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EPC rating C

£1,200
per week

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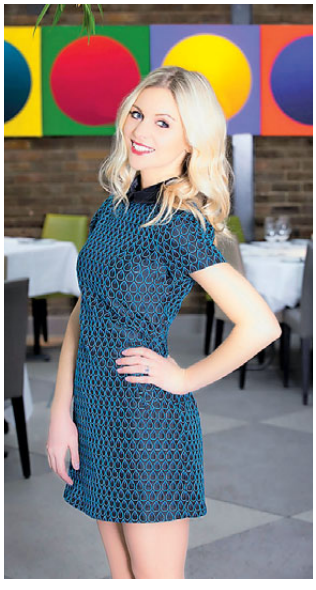
Welcome to

The Angel resident

This issue will put a spring in your step and brighten these dull days up



On the cover: Miranda Hennessy, photographed at Frederick's
Photographer: Joe Lord
Assistant: Rachel Piper
Hair and Make-up: Nadine French

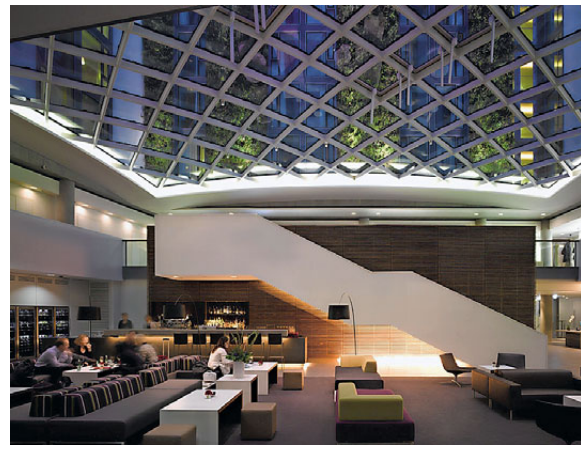
I am sitting in The Angel Resident HQ writing this on the day Tube workers were on strike, with rain battering down outside. It's fair to say it's not feeling spring-like at this moment in time, but I hope if you are reading this and feeling equally down in the dumps, then a flick through the pages that follow will put a spring in your step and brighten these dull days up.

Yes, we are embracing a new season in a whole host of ways. First things first, you will notice we've had a little spring clean with our pages and now feature even more stories celebrating our local heroes. Talking of heroes – or, in this case, heroines – do take a look at a very special Mother's Day feature from page 32 where I interviewed four local mums about their very different careers, and how family fits into the grander scheme of things. On the subject, the WOWMUM team join The Angel Resident this month, where they will be offering their family-friendly tips each issue. Once you've read both, don't forget to head down Upper Street and find the perfect gift your own mother deserves.

Elsewhere, there's a real spring flavour to our bumper homes and interiors section, with arguably our most interesting local home yet (which mixes history with A-list celebrity). Wandering Minds in Camden Passage is a relatively recent addition to our local scene, and founder Elisa Eymery certainly helped to cheer us up with her refreshing approach to fashion. And talking of brightening the mood, our cover star Miranda Hennessy was a bubbly breathe of fresh air when we interviewed and photographed her at Frederick's. Already a big name on the comedy circuit, she will be a regular fixture on our TV screens in the coming months too.

Despite more editorial features, there's still a whole host of things we haven't been able to squeeze into this issue, which is where theresident.co.uk comes into play. Head online for more from the likes of interiors specialists Bennetts Associates, columnists Rosie Millard and Tom Parker Bowles, plus find out how you can win VIP tickets to the fast approaching Country Living Spring Fair. You see, spring is very much in the air.

Mark Kebble
Editor



This month I have… been really enjoying the sights of Islington's architecture, inspired by our interiors profile in this issue, Bennetts Associates. Pictured is their wonderful work DoubleTree by the Hilton Hotel London.

The heart of N1

This month's contributors

Five years ago, **Lizzie Evans** bottled up her love for the finest accessories and Camden Passage to unveil SMUG. A popular destination shop in Islington today, she shows no sign of resting on her laurels as she continues to discover new brands.

Adam Breeden is the man behind the All Star Lanes bowling concept, and has now helped bring Bounce in EC1 to life, which brings entertainment and food together in one wonderful venue. Ping pong has never sounded so tasty.

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Lizzie Evans celebrates SMUG's 5th birthday (25)

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Rosie Millard

They say travel broadens the mind, even if it does leave you smarting a little

My month

✤ The Cally Pool has had a complete refit. It now looks like a posh private spa. Go and give it a whirl. You'll be impressed, even if the co-ed changing rooms (yes, really) might seem a bit progressive.

✤ Borough Market's Sunflour Bakery has just opened a branch on the Cally Road serving half decent coffee (hooray) and absolutely delicious bread.

✤ If vintage is your thing, try out Fat Faced Cat Vintage and Retro in Camden Passage. I got an amazing 60s dress and some gorgeous original 60s shoes in there. Men's and women's gear – some even dating back to the 30s – also lots of objects of curiosity. Worth a poke around in.

Flash holidays? They are a snip when you live in Islington, I tell everyone. You simply put your house on one of the swapping websites, tidy up a bit, pop a few photos online and wait for the calls to flood in. Crucial to your marketing is of course a map of the area, showing just how close we are to... well, everything. People from Bali bombard us, longing to swap their glass and wood beach bungalows with our terrace. Families from Madrid offer modernist confections complete with pool and indoor waterfall. And so this year we exchanged Millard Towers with a Canadian family who lived in a treehouse in Mexico. Well, it was a large room up a long staircase beside a tree, with an open-air kitchen, eating area and bathroom. And lots of creepy-crawlies. Stick insects crouched beside you in the toilet; cockroaches fell down from lights and, on one occasion, a 3" black scorpion arrived by the elbow of my eldest daughter.

The owners of the Treehouse were pretty relaxed about it all. 'Try to keep food in sealed containers,' was the summary of their house rules; and, indeed, when we arrived everything was in ZipLoc containers. Everything. Cornflakes, biscuits, fruit. The interior of the colossal fridge was like a Tupperware convention. In labelled, serried ranks of ordered size, too. Plates all had their place in order. Towels were ironed into position. Sheets lived in zipped receptacles. This family pushed tidiness to another plane.

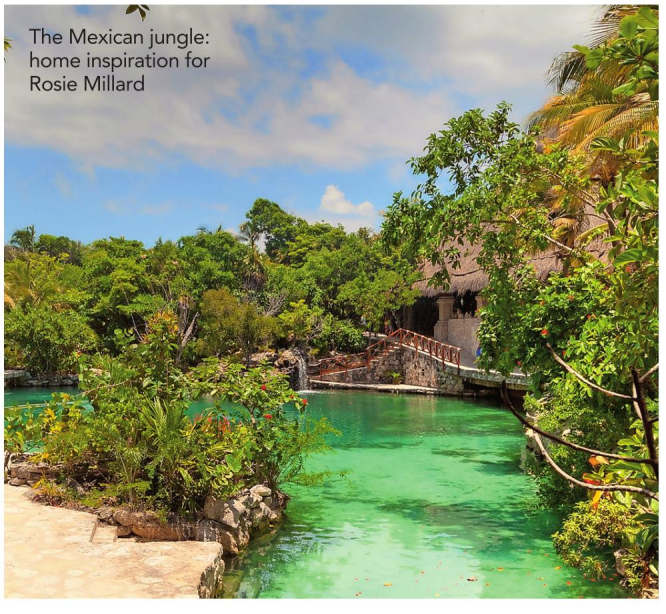
'Well, they have to,' I said conversationally to Mr Millard, as we played Scrabble amid a line of 'cleaner ants' (tiny little things that arrive at the smell of a crumb of bread). 'They'll find living in Islington so easy by comparison.' After all, we had left our house extremely tidy. Or so we thought.

Imagine returning from Mexico, therefore, to find that the Treehouse Family had found Millard Towers rather lacking on the organisation front. In fact, they had completely reordered our kitchen. Glasses were repositioned in lines corresponding to style and shape. Plates were stacked neatly. The coffee maker (oh, the shame of it) had been completely cleaned. There were even smart little pads stuck to the bottom of the kitchen chairs so they no longer made a fiendish squeal when dragged over the floor.

'Right,' I said to everyone once I had come to terms (sort of) with the fact that a family who live in a jungle considered our house to be a mess. 'We are going to take a leaf out of their book.'

I went to work. I bought ZipLoc bags. I exhumed a whole load of Tupperware boxes from the back of a cupboard. I exhumed our whole larder. Everything was put into sealed containers. We bought a new mattress for our bed. After about 46 hours of doing this, I collapsed, coughing with dust, over a ham sandwich and looked at the family. 'Have you SEEN how I have reordered everything?' I said. My eldest daugher looked at me fondly, if rather sadly. 'It won't last, you know.'

> 'Right,' I said once I had come to terms with the fact a family who live in a jungle considered our house to be a mess. 'We're going to take a leaf out of their book'



The Mexican jungle: home inspiration for Rosie Millard

✤ Agree with Rosie? Share your thoughts on this column at twitter.com/angelmag

A little anniversary

The Angel Resident has long been fans of the Little Shop of Rock, which is the brainchild of Vincent McEvoy. He first came to prominence with his award-winning work at Polydor Records for such artists as The Who and Eric Clapton. 'Working with Andy Warhol in the 1980s gave me the impetus to make silkscreens,' Vincent says. 'Struck by the resonance of another era I rediscovered vinyl singles and started recreating the typography exactly as the originals.' His latest creation marks the 50 year anniversary of The Beatles' legendary debut on The Ed Sullivan Show, after which they went on to conquer America. Vincent has created a Beatles Bubble Gum installation, with boxes of silkscreen on wood, selling at £150. Make sure you look out for the supporting material, from silkscreened collectors postcards to large prints framed (on request).

✤ Little Shop of Rock, 17 Belitha Villas N1 1PE; 020 7700 5580; littleshopofrock.com

ANGEL LIFE

An Islington local marks a very special musical landmark and we celebrate a new era for Cally Pool

Vintage hit

Clerkenwell Vintage Fashion Fair continues to be a market leader in the world of fashion. With LFW about to launch at the time of writing, their rails of collectible designer pieces were already being hyped up as the treasures to unearth for international design teams, stylists and collectors in search of authentic and inspirational pieces. Make sure you don't miss their spring event on 23 March, the ideal time to update your spring/summer wardrobe.

✤ Find out more information at clerkenwellvintagefashionfair.co.uk

Making a splash

A £351,000 refurbishment to facilities at the Cally Pool, funded by Sport England and Islington Council, has been unveiled to the general public. 'We are delighted to welcome customers to Cally Pool's new facilities,' says General Manager Orla Moore. 'The refurbished changing rooms look fantastic and have been positively received by many user groups, particularly disabled customers, school groups and parents with children. I would like to thank members and users of Cally Pool for their patience while these vital refurbishments were undertaken.'

HAVE YOUR SAY…

@angelmag

Monsieur Cravat
@MonsieurCravat
@angelmag @HenryConway love the boots #toastie even with a cast you still got style my good man #TeamHenry

Sarah White
@SWhitetravPR
Great to catch up with @angelmag yesterday - super excited to get writing and reviewing the joys of N1

The Strings Club @ TheStringsClub
@angelmag Thanks for the follow! We're thinking about setting up our award-winning music courses in Islington. What do you think?

Suits you

It was a very colourful party at The White Space Gallery as Tobias launched its first A/W14 shirt collection as part of the London Collections Men Event schedule. The range embodies traditional design and the craft of single needle tailoring, paying homage to the past with a clear vision to the future. Tobias is the next chapter for the tailor and designer duo Charlie Allen, who is based on Upper Street, and Joshua Scacheri from the Charlie Allen bespoke brand.

✤ See more by visiting tobiasengland.com

Saving tax made easy

Saving inheritance tax doesn't have to be complicated; it's not always about giving away large sums of money in the hope of surviving 7 years so the gift isn't taxable.

Saving tax can be very flexible; for example, you can: -

- make gifts over a period of time,
- choose how often you make the gifts,
- choose the size of the gifts, and
- stop making the gifts and then start again.

Best of all, there'll be no inheritance tax on the gifts and there's no need to survive 7 years so you can start saving tax straight away.

Call Rod Smith on 020 7324 1534 to arrange a meeting. You'll receive a comprehensive report afterwards with a review of your fixed fee options.

Rod is a partner in the Trusts and Estates team at Stone King in Islington. He is a member of the Society of Trusts and Estate Practitioners (STEP) and in October 2013 was elected to join the Law Society's Wills and Equity Committee.

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"The kitchen is at its heart and allows guests to see their food being prepared and cooked."

Canonbury *Kitchen*

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WIN a pair of tickets to see Romeo & Juliet at the Royal Albert Hall

Following the huge success of Swan Lake, English National Ballet returns to the Royal Albert Hall in 2014 with Romeo & Juliet.

Derek Deane's epic in the round production, drenched in passion and tragedy with Prokofiev's evocative and powerful score at its heart, has been universally acclaimed by critics and audiences alike.

Romeo & Juliet runs from 11-22 June 2014 at the Royal Albert Hall. To book tickets call 020 7838 3100 or visit royalalberthall.com

To be in with a chance of winning a pair of tickets, enter your details...

Terms and Conditions
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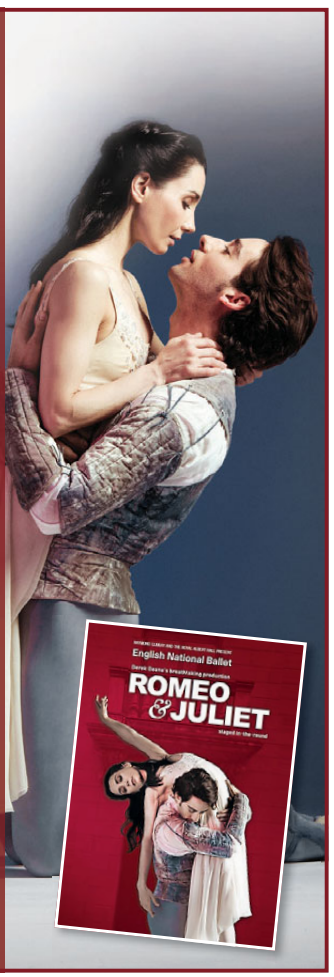

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Tom Parker Bowles

Your name's not down, but you can come in… How the no-booking policy has ignited London's foodie scene

It's just after noon, somewhere deep in the heart of Soho, and I'm waiting for my lunch. Not, I might add, sitting comfortably on a decent chair, glass of wine at my right hand. Rather stood in a long and sinuous queue, shivering, while attacked by a mean grey drizzle.

Now this is not a normal situation. I have the concentration of a bluebottle, and the patience of a sugar-crazed toddler. And when it comes to restaurants, I'm a fan of an old-fashioned system called 'booking'.

But things are different now. Hence my half-hour alfresco for a taste of proper smoked ribs and brisket in Soho's magnificent Pitt Cue. They don't take bookings, and I'm not alone in my adoration. Hence the queue. And it's not just Pitt Cue who have thrown away the reservations book. All over London, you'll find long lines of hardy eaters, happy to endure the elements for one bite of the capital's hottest new joint.

One of the first places in London, a decade back, to operate this policy was the ever-wonderful Anchor and Hope in Waterloo. I remember being utterly baffled when ringing up to grab a table, only to be told to turn up and try my luck. I did, fell in love with the food (no-nonsense meaty magnificence) and now think nothing of waiting my turn. The same's true of the redoubtable Bibendum Oyster Bar in South Kensington. On Saturdays, the wait could be longer than an hour. But the native oysters and crab salads were so splendid that, somehow, the wait whizzed by. Still does.

Barrafina's food is well worth the wait

> I have the concentration of a bluebottle and the patience of a sugar-crazed toddler, but some things are worth the wait

I'd also happily loiter for a seat at Meat Liquor in Marylebone, home of serious hot dogs and vast, juice-dribbling burgers. I worship Barrafina in Soho, some of the best Spanish food you'll ever taste. Down the street is Koya, home of the best udon noodles west of Tokyo. And around the corner are those ramen warriors, Tonkotsu and Bone Daddies, where I am happy to populate the pavement to get my fix.

And this is the point. I usually hate waiting about, but some places are so exciting that there is no other option. The restaurant 10 Greek Street offers Modern European magnificence; Polpo, Spuntino and Mishkins (just three of Russell Norman's wonderful mini-empire) never fail to please; plus Pizza Pilgrims, Honest Burgers, Patty & Bun, Lucky Chip, Grillshack and Chicken Shop. None accept bookings. But I love them all. My advice – avoid peak times, and do pack some patience. As I said, some things are ALWAYS worth the wait.

This month I have…

… FALLEN IN LOVE WITH GYMKHANA

The room, the service, the food – dear god the food, regional Indian dishes with heart and soul. I dream of their butter chicken and worship the pig cheek vindaloo.

… TAKEN LUNCH IN LUXURY

I enjoyed one of the best lunches I've had for months at Otto's. Thin slices of elegant smoked salmon first, then canard a la presse (pressed duck), and plenty of Burgundy.

… ENJOYED A MEAT FEAST AT HG WALTER

There's no hype about this West Kensington butcher, no over inflated egos or expensive branding. Just some of the best quality meat you'll find in London.

Miranda Hennessy photographed at Frederick's by Joe Lord

Naughty, but nice

You wouldn't think it looking at her, but Miranda Hennessy is known for a dark edge to her comedy. That's just the start, discovers Mark Kebble

Kids, it seems, are put on this planet to embarrass their parents – but more often than not, they don't do it on stage playing to a packed auditorium. 'My mum thinks my brand of comedy is dark,' grins Miranda Hennessy. 'She would say, "Miranda! What on earth possessed you to say that?" People say we are quite dark. I never realise that when I am writing and when we are rehearsing – it's only afterwards that we go, "Oh yes, I suppose we are quite dark in a way"…'

The 'we' Miranda is referencing is her comedy group, which also features David Seymour and Steven Shapland. The trio are due on the Leicester Square Theatre stage later on the day I meet Miranda at Frederick's: Hennessy and Friends is a monthly comedy night where the group invite their favourite acts to join them.

Miranda joins the cast of Pramface as Isabel

> Doing comedy has helped me as an actress because you learn to listen to your audience. Each night can be different even if you are restricted by the script

It's a traditional sketch show that happens to be very funny and I remark Miranda seems very calm considering we have put her through a photo shoot, as well as this interview, on the morning of a gig. 'It takes my mind off it actually,' she says, 'because normally I get very nervous the day of a gig.'

It's a statement that perhaps harks back to her childhood, particularly when I ask Miranda if she was always playing the fool at school. 'I was actually painfully shy as a child,' she surprises, 'but then I got cast in the school play when I was 11 in the lead role. I remember my parents being gobsmacked! "Where did this come from?" they'd ask. "You never say a word"!'

How did this starring role eventually evolve into stand-up? 'Acting came first, as well as dancing – I used to do a lot of ballet,' Miranda says. 'When I was at university I did a comedy module, where I did stand-up as part of our course, and the thought of it made me feel physically sick. To my amazement everyone laughed at the things I had written and I think that's where I first thought maybe this is something I can do.'

Comedy was still only a side thought, however, as she graduated and flung herself into a variety of straight theatre roles, with her first fringe play taking place just down the road at the King's Head Theatre (and not a million miles away from her North London home, where she has been based for the last seven years). As time went on the comedy side started appearing on her CV as much as the theatre work, with both sides being mutually beneficial. 'Obviously in theatre you can't make up your own words,' she laughs. 'But I do think doing comedy has helped me as an actress, at least on stage, because you learn to listen to your audience. So each night can be different even if you are restricted by the script.'

Her comedic talents have also found their way onto screen, which really comes to the fore this year when she will be cropping up in three TV shows. First up is the returning *Pramface*, BBC Three's heart-warming, funny and very well received comedy, which stars Sean Michael Verey and Scarlett Alice Johnson as leads Jamie and Laura, but also has the likes of Angus Deayton and Anna Chancellor on the cast roster. 'Being on such a well loved, successful show is a wonderful thing to be a part of,' Miranda says on joining the cast. 'It's also something that I find very funny. It's a really good script and a brilliant character who is not the nicest of people. Maybe I wouldn't say she's mean,' she backtracks, 'perhaps just a little loopy. That was a lot of fun to do.'

Then later this year we will also see her in *Give Out Girls* on Sky Living ('She's a real

It can be quite awkward when I have an idea and I am in a conversation with someone – I will say "sorry this is quite rude" but head off to make notes

bitch,' Miranda laughs, 'I am really looking forward to seeing that because she's really fun to play.') and *Siblings*, also on BBC Three ('I am playing a posh Chelsea girl, a bit ditzy and an airhead… maybe a bit more like myself!'), suggesting hers will become a very recognisable face. What's more, she is also in the midst of writing a sitcom. 'I don't know what I can tell you,' she says coyly, 'but I am developing it with a production company, so that's very exciting for me. It's a different skill from sketch writing, but it's a good place for me to come from because it means every single scene I am looking at how I can make it funny.'

Out of interest, where do her comedy inspirations stem from? 'Normally when I am out and about,' she says, looking out of Frederick's front window right on cue. 'Or maybe when I am talking to people. It can be quite awkward when I have an idea and I am in a conversation with someone – I will say "sorry this is quite rude" but quickly head off to make some notes!'

With her taxi pulling up outside, there's time for one more question – and something I just have to ask her. Is she the next big Miranda in comedy? The question elicits a wry smile and a 'no, I am not', before she adds: 'We have got similar names, but different personalities… Ultimately I just want to do everything: drama, comedy, theatre, TV, films and I want to write as well.' Her mother, we are certain, would be proud.

✤ Pramface Series 3 is coming soon to BBC Three – read more about Miranda at mirandahennessy.com

Comedy central

The story behind some of Miranda Hennessy's favourite local venues for comedy and theatre

'I love going to the King's Head Theatre. I still go and watch plays there, I love the old school pub too.'

The King's Head Theatre stands on a plot of land on Upper Street that has been used as a public house since 1543. Dan Crawford took over the venue in 1970 and founded the King's Head Theatre in a room that had been used as a boxing ring and a pool hall.

'The Hen & Chickens is great, and the Pleasance is an amazing place for all the best new comedy.'
These two venues are inextricably linked to the Edinburgh Fringe Festival: the former being the ideal stage for big name comedians to hone their new shows before taking it north of the border, and the latter which began life in Edinburgh.

'The Park Theatre in Finsbury Park has started doing lots of things. The spaces there are brilliant.'
The relative new kid on the block, since opening last year Park Theatre (below) has caused quite a stir. Comedy-wise, they have Crying Duck Comedy returning on that most romantic of evenings (14 February), a cracking stand-up show.

Concept Kitchens 40 Offord Road, Islington, London, N1 | 020 7700 1555 | www.conceptkitchensislington.co.uk

Bath Sorts 38 Offord Road, Islington, London, N1 | 020 7700 1333 | www.bathsorts.co.uk

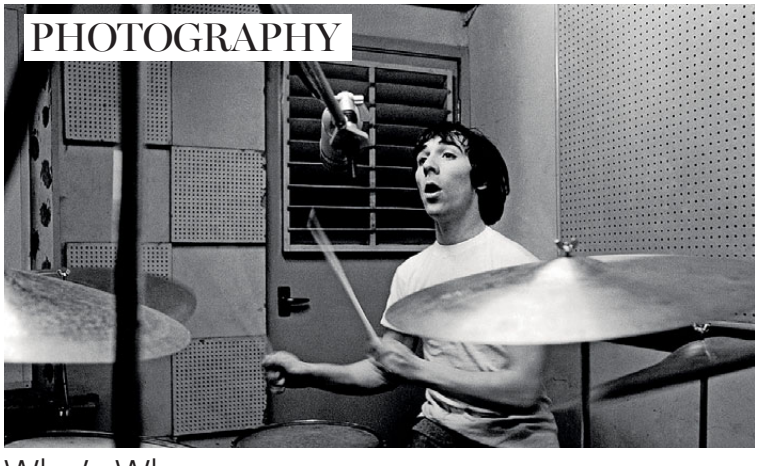
The Tile Box 40 Offord Road, Islington, London, N1 | 020 7700 1444 | www.thetilebox.co.uk

Latin fever

The Flamenco Festival returns to Sadler's Wells once again for another exciting two weeks from 1 March, brimming with dance, music and song. Opening with a large-scale production *La Pepa*, featuring international flamenco superstar Sara Baras, the festival will see hot-blooded performances from many of the world's most famous Spanish dancers. Look out for a festival debut for one of the top dancers of the new generation, Ángel Muñoz.

✤ Rosebery Avenue EC1R 4TN; 0844 412 4300; sadlerswells.com

Local LIFE



Who's Who

To celebrate the 50th anniversary of the formation of London's most explosive rock band, Proud Galleries is thrilled to present *Fifty Years of The Who*. This collection, on show until 23 March, was shot by internationally renowned photographer Colin Jones and chronicles the life of a band regarded as one of the most important British rock groups of all time. The exhibition is testimony to rock 'n' roll from a bygone age.

✤ The Horse Hospital, Stables Market, Chalk Farm Road NW1 8AH; proud.co.uk

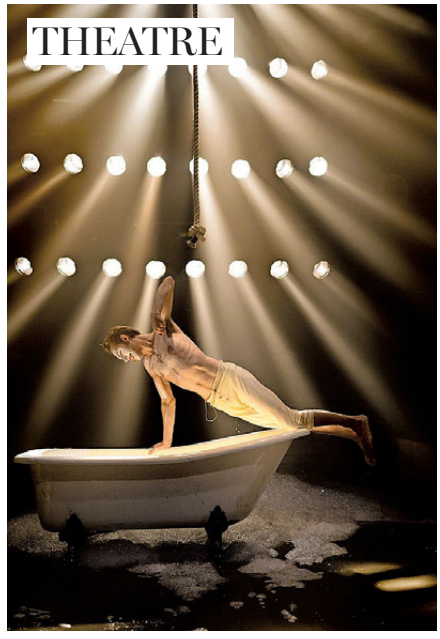
DOUBLE BILL

Olivier Award-winning OperaUpClose open their 2014 season with a double bill of Purcell's exquisite 16th century tragedy, *Dido & Aeneas*, and the UK premiere of a Polish 21st century satire, *Young Wife*, staged at the King's Head Theatre from 19 February-29 March. *Dido & Aeneas* tells the story of a powerful female ruler undone by her love for the young hero, Aeneas. Katarzyna Brochocka's *Young Wife* is a gift of a role for a solo soprano, portraying the pressures and pettiness of a stifling arranged marriage with biting wit.

✤ 115 Upper Street N1 1QN; 020 7478 0160; kingsheadtheatre.com

Edited by Yannic Rack

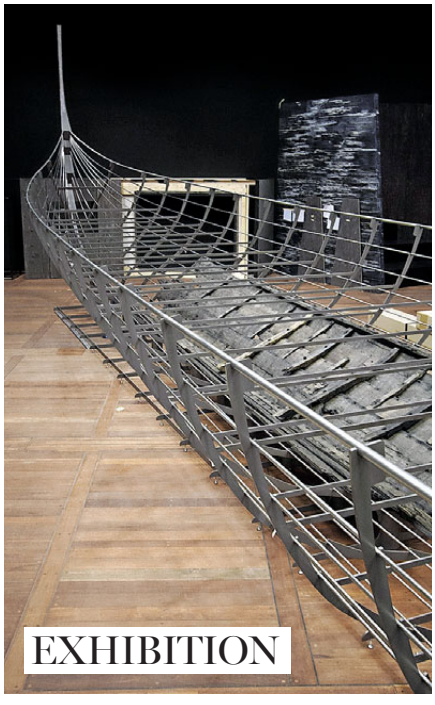
THEATRE



Unravelling a master

The music of Mozart played as a rock symphony, with new lyrics, set in scene with 18th century dresses, half-naked men and a soaking wet stage – welcome to Mozart Undone. This Danish production builds on the famous riffs of one of classical music's best loved composers and rearranges them as rock and pop anthems, sung in English, resulting in a mix of live rock concert and a cabaret act. The production sees Danish director Nikolaj Cederholm turn to Mozart after having paid tribute to the likes of The Beatles and The Beach Boys in the past. Catch it at the Barbican from 25 February-1 March.

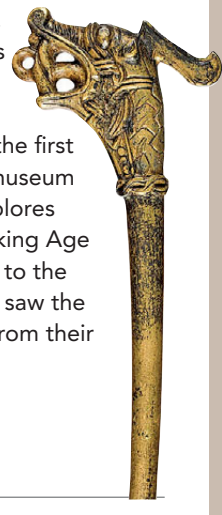
✤ For full details, please visit barbican.org.uk



EXHIBITION

A new invasion

The Vikings are coming… Vikings: Life and Legend will be staged at the British Museum from 6 March and will showcase swords and axes, coins and jewellery, hoards, amulets, religious images and much more that has never been seen before in the UK. This is the first Viking exhibition at the museum for over 30 years and explores the core period of the Viking Age from the late 8th century to the early 11th century, which saw the Nordic warriors expand from their Scandinavian homeland.



✤ Find out more information at britishmuseum.org

In the Hood

FAMILY

This puppet theatre production of Red Riding Hood promises to be a quirky and not too scary take on the classic tale of the little girl and the big black wolf, mingling together versions from the likes of Brothers Grimm to Charles Perrault. So expect something refreshingly different and gorgeously staged, with everything you see hand-made, from the masks to the puppets.

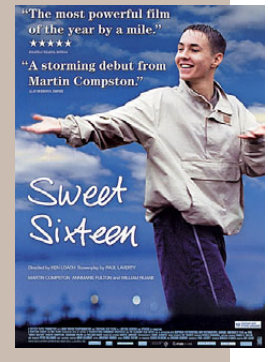
✤ 5-9 March. Little Angel Theatre, Dagmar Passage N1 2DN; 020 7226 1787; littleangeltheatre.com

FILM

Reel life

Following on from the success of last year's event, Reel Islington Film Festival 2014 takes place from 28 February-2 March. With the theme of 'Home Is Where I Want To Be…', this three-day independent film festival will bring together an exciting programme of screenings and events. Helen McCarren tells us more…

What can we expect to see this year?
This year's festival will be exploring the interpretation of 'home' through the eyes of people from all walks of life. In a special double bill from director Simone Brioni, 'home' is analysed through the perspectives of two women of Somalian and Eritrean origin living in contemporary Italy. By contrast, multi award-winning director Ken Loach's *Sweet Sixteen* (2002) paints a portrait of the home life of 16-year-old Liam in Greenock, Scotland, and his struggles as his mother leaves prison. Each film offers a very different and personal portrayal of the theme.



How important is the local link to Islington for the festival?
Reel Islington has been active in the community since 2007, with the principal aim of bringing local people together through a love of film. The festival aims to develop the sense of community in Islington through affordable film screenings, workshops, discussions, training sessions, volunteer opportunities, and the chance to meet and socialise with other members of the community in a relaxed and informal setting. We are also very keen to showcase local filmmakers.

✤ Full details can be found at reelislington.com/festival-2014

✤ For details of special events at Reel Islington see **theresident.co.uk**

5 of the best

Independent North London bookshops

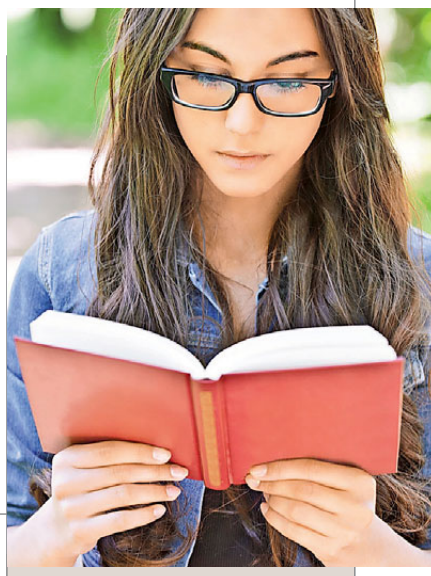
World Book Day returns this year on 6 March, where a whole host of special events will be held all over the globe to celebrate a good read and to encourage more youngsters to pick up a book. However, books are something that North London does very well 365 days a year, as Hannah Lawrence shows by picking out five of the best.

ARTWORDS BOOKSHOP

SHOREDITCH

If the name itself wasn't already a pretty clear indicator, the Artwords Bookshop specialises in art publications. Though it primarily concentrates on contemporary visual arts titles, it also stocks architecture, photography, graphic design and fashion publications too, as well as a unique range of creative magazines.

69 Rivington Street EC2A 3AY; 020 7729 2000; artwords.co.uk



Muswell Hill Bookshop

MUSWELL HILL

A little north of Angel, but an absolute gem, this famous bookshop has been helping children develop a passion for learning for over 40 years. In fulfilling their commitment to getting more children reading they work with schools and provide open evenings, book fairs, talks and author visits, such as Michael Rosen (pictured above) who was a recent guest of honour.

29 Fortis Green Road N10 3HN; 020 8444 7588; muswellhillbookshop.com

BOOKART BOOKSHOP

HOXTON

This is not a bookshop in the traditional sense of the word – it is all about challenging tradition. The main focus of the store is its stock of artists' books – publications that are works of art themselves. This bookshop specialises in fusing art and literature in an attempt to challenge traditional perceptions of what we consider to be 'literature'.

17 Pitfield Street N1 6HB; 020 7608 1333; bookartbookshop.com

Housmans Bookshop

KING'S CROSS

Housmans is one of London's few remaining radical bookshops. Housmans has a continuing commitment to its original philosophy: to provide a broad base of non-sectarian stock that encourages ideas.

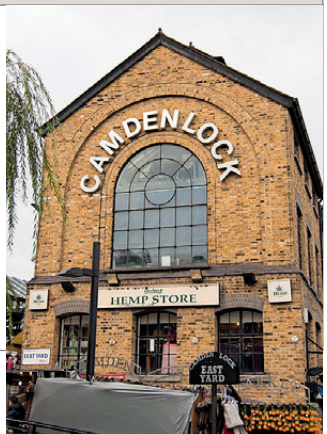
5 Caledonian Road N1 9DX; 020 7837 4473; housmans.com

Camden Lock Books

OLD STREET

Something of a red herring, Camden Lock Books is, in fact, found inside Old Street station. The name refers to its origins as a second hand bookshop that began life in Camden Lock Market. That was back in 1984, but the welcoming store owner Jason Burley is still there.

4 Saint Agnes Well EC1Y 1BE; 020 7253 0666; camdenlockbooks.com



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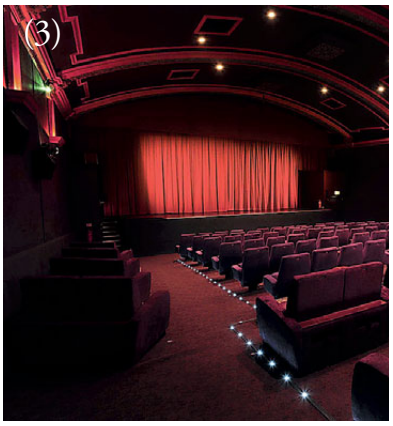
My Angel

(1)

Five this year, SMUG is a very popular destination along Camden Passage and is the brainchild of Lizzie Evans. An Islington resident her whole life, she remembers shopping in Camden Passage as a child and always harboured ambitions of opening a shop there. Here she tells Mark Kebble about her many local loves and what's to come at SMUG.

(2)



(3)

This spring at SMUG… we're now running workshops upstairs at SMUG every Sunday. Designers, tutors and friends of SMUG are running classes on book binding, screen printing, origami, millinery, flower arranging and more. It's a great way to learn a new skill.

I have been based in Camden Passage for… coming up to five years. SMUG will be five in June. My plan has always been to launch my own collection of homeware for SMUG's fifth year, so I'd better get on with that!

The history of Camden Passage… makes it special and the antiques markets bring the history back to life. Also the people. I have found it to be a lovely and welcoming area – shopkeepers, stallholders and locals alike. I enjoy being part of something a bit more independent than the chains of Upper Street. (4)

(4)

I've lived in Islington my whole life. I know it and it's always best to work with/in what you know

I am an Islington girl… through and through. I've lived in Islington my whole life, went to school here, go to church here, my family's here, it's my home. I know it and live it and it's always best to work with/in what you know.

I like a walk and a shop… along Stoke Newington Church Street. Nook for gifts, Hub for womenswear, random alleyways and garages for vintage furniture. This mix of my favourite things, combined with meat from Meat, fresh bread from Spence and flowers from one of the many florists make a perfect Sunday.

My favourite restaurant is… Ottolenghi every day of the week. Sometimes literally. If I'm just popping in for a treat I don't even need to order, they know what I'm after. (2)

If I am out for an evening of culture I would head to… the Screen on the Green for an 80s classic or maybe the Union Chapel for a gig. My husband and I probably spend most of the time entertaining in our newly decorated art deco flat next to Clissold Park. (1), (3)

✤ SMUG, 13 Camden Passage N1 8EA; 020 7354 0253; ifeelsmug.com

See more local gems from Lizzie at theresident.co.uk and follow us on Twitter (@angelmag) and Facebook (facebook.com/TheAngelResident)

Affordable Art Fair

ART'S BLOOMING MARVELLOUS

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LONDON
13 – 16 March 2014

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affordableartfair.co.uk

Fair sponsor:

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Artistic VISION

Ahead of this month's Affordable Art Fair, we talk to Nicky Wheeler, Fair Director, Affordable Art Fair Battersea

Coombe Gallery, Bill Bate, Flow, £1,950

Q: WHAT IS THE GUIDING PRINCIPLE BEHIND THE AFFORDABLE ART FAIR?

Quite simply put, art should be for everyone. There shouldn't be a barrier to buying art whether that be the size of your purse, age or expertise.

Q: WHAT CAN PEOPLE EXPECT TO SEE AND TAKE PART IN OVER THE FOUR DAYS THIS YEAR?

There will be over 100 galleries exhibiting at Battersea with a huge variety of art on show suiting all budgets. You can pick up anything from photographs and screenprints, to sculptural work and oil paintings. As well as the art for sale though, there is always so much more going on. We run regular talks and workshops giving visitors the chance to learn how the art is made.

Q: IS THE EVENT FAMILY FRIENDLY?

Absolutely! The Affordable Art Fair is the only fair of those in the capital that offers a full programme for kids at every fair and entry is free for Under 16s. There's an education space for children, where kids can get creative, learn all about art and come away from the fair with a piece of art they've worked on. There's also a crèche available for younger kids.

Q: WHAT ADVICE WOULD YOU OFFER NEWCOMERS COMING TO THE FAIR?

First and foremost, it's about having fun! Get involved, talk to the galleries and new people and really get into the experience. Allow yourself to be inspired by what you see and if you're keen to learn more take a tour or try out one of our workshops.

✤ 13-16 March in Battersea Park. Tickets from £10. See affordableartfair.com

171 hair&beauty

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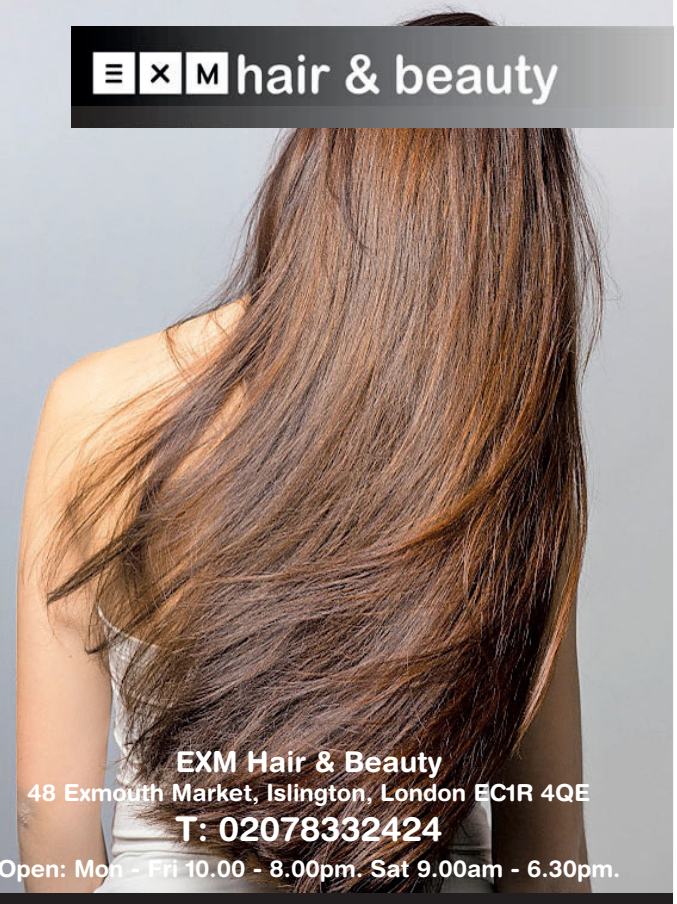

171 Hair & Beauty
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Close to home

In just over two years since the launch of Wandering Minds, founder Elisa Eymery has captured the online market and opened two hugely popular stores. Mark Kebble finds out more

On the day of speaking to Elisa Eymery, winter had well and truly settled in, but that's when good neighbours come into play. 'We have a particularly good relationship with the café downstairs in our building,' Elisa smiles, 'owned by two super nice guys who make amazing tea specialties. They always bring me a pot of tea on cold days when I am at the store!'

We have a hot cuppa on the go, but Elisa's story is also particularly heart-warming. After spending most of her childhood travelling the world – from Paris to Seoul, and Copenhagen back to London – and encountering new fashion labels on a regular basis, she decided to launch an online business called Wandering Minds. 'I wanted to offer a curation of all the cool designers and independent labels that I had fallen in

love with while travelling,' Elisa recalls, 'especially in Korea, but also in Scandinavia, Germany and California. Some stores were already doing that to an extent, but it was always super high-end or expensive or just "inspired" by these places, rather than actually being labels directly from here.'

Wandering Minds quickly gained a loyal following, convincing Elisa to open her first physical store in Shoreditch's Boxpark in 2012, before opening last year her second outlet in Camden Passage. 'I've lived in Islington for many years and Camden Passage is one of my favourite spots in the area,' she explains the lure of N1. 'It is totally geared towards independents, and visitors who come to Camden Passage are people who want to support independent retailers, so it seemed like a natural fit for us.'

It may be cold outside, but the atmosphere you encounter at Wandering Minds is always warm. 'We want to be a welcoming space that offers the best of up-and-coming design talent from around the world,' Elisa explains. 'We want customers to be excited by the fact that they can wear something that no-one else will be wearing – everything that we sell is limited edition – but that is still wearable and affordable. We're against intimidating designs.'

Having a store in the hip Shoreditch area, what kind of approach to fashion does Elisa see in the Angel area? 'Compared to East London, North London is slightly more conservative,' she answers. 'Our range of "perfect" basics – the perfect white T-shirt, the perfect little black dress – do very well here, and so do our Danish brands, who offer clean and wearable pieces particularly suited to the local population.'

The stock you will find in store continues to evolve, just as Elisa continues to travel the world looking for new labels to feature. 'We're all about wearable, effortless fashion,' she states, 'but executed impeccably, with a big emphasis on unique textures and fabrics. We like androgynous, tomboyish

> We want customers to be excited by the fact they can wear something that no-one else will be wearing

style, although we also adore pretty dresses and flirtatious skirts. Everything needs to be affordable and easy to wear, but with something that makes your heart race, whether it's an iceberg embroidery or a knitted lace texture.'

The mention of iceberg sends a shiver down my spine, so I suggest to Elisa we end by talking about spring and what's to come. 'We will be stocking an amazing new brand from Copenhagen called Dansk,' she enthuses. 'They fuse classic Danish minimalist silhouettes with original prints and quirky details. We're also very excited about the S/S14 collection of one of our best-selling Korean labels, Margarin Fingers, which will be offering dotted denim caps, matching striped top and skirts, and patterned summer dresses this spring.' Roll on the new season.

✤ 120 Islington High Street N1 8EG; ourwanderingminds.com

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THREE'S A TREND

Nude nails

Nails go back to basics this season, with pared down Parisian slicks of nude, sand or sheer pink. Keep things classic and chic with a coat of **Dior's Vernis Nail Polish in Beige, £14 (1)** (available at Debenhams; Debenhams.com). For a glossier neutral, try **Revlon's Pink Nude, £6.49 (2)** (available at Boots; Boots.com). **Debora Lippmann's Tiny Dancer, £12, (3)** is a girlier, sugar pink offering (available at Beautybay.com).

1

2

3

Edited by Mary-Jane Wilsher

Beauty NEWS

Pink lady

For a fresher take on dusky eyeshadows, try contouring your eyes with a barely-there smudge of pink shadow. We love Laura Mercier's Pink Crystal Eyeshadow, £18.50 (available at Space NK, spacenk.com). Skip the liner and finish with a double coat of mascara.

SPA REVIEW

Kimantra Urban Spa

Owner of Kimantra, Kingsley Ogedengbe, holds a strong belief that the treatments can only be as good as the therapists, so it's no surprise that you find the highest of standards here. They offer a host of massages, from deep tissue to hot stones, as well as facial treatments, manicures and pedicures. Their spa baths for two is a must try.

✤ 5 Camden Passage N1 8EA; 020 7226 8860

THE COLOUR PURPLE

Pink-purple hybrid hues were dotted across the spring runways, and powdery lilacs are becoming this season's quintessential shade. Try a sweep of Laura Mercier's Crème Smooth Lip Colour in Royal Orchid, £20, which glides on thanks to its buttery texture.

✤ Available at Space NK, 299 Upper Street N1 2TU; 020 7704 2822

MALE ORDER

Since re-imagining its 111-year-old Blenheim Bouquet scent for London Collections: Men earlier this spring, perfume giants Penhaligon's has experienced renewed demand for this fresh, masculine blend of spices, citrus oils and woody notes.

✤ £85, available at 112 Islington High Street N1 8EG; 020 7359 6547

Mum's the word

Four local ladies, four very different ways of life… Mark Kebble enjoys the ultimate Mother's Day

Penny Davenport, Jenny Buchan, Julia Grinham and Becky Miller have two things in common: they all live in Islington and they are all mums. Each of them, however, have very different talents in terms of their careers and day-to-day lives, so to celebrate Mother's Day this month, Mark Kebble delves into their stories…

1. The entrepreneur

Julia Grinham

Julia Grinham is the CEO and UK-based driving force behind the hugely successful made-to-order shoe label Upper Street, which she co-founded with her sister Katy Chandler, who runs the Hong Kong arm of the business. Over the space of three years, the duo have grown Upper Street into an award-winning business with a loyal celebrity following.

Where did the idea for Upper Street stem from and what were your ambitions?
It all began when I was at dinner with my sister and co-founder Katy and I noticed that she was wearing a fabulous pair of heels that she had had custom made for her in an independent boutique. This for us was our 'aha!' moment and we decided to create a service in an online environment that enabled women across the world to create custom made shoes that were exactly what they wanted and were also beautifully made. From deciding to start the business it took us only a matter of months to put our plans into action.

Were you a mother then?
At the time I already had my son who was two and was pregnant with my daughter. When we wrote our business plan Katy was actually pregnant with her first child. Having young families really influenced how we set up the business as it was important to us to really focus on building our future, but making sure that we were creating a successful company that still allowed us to have the settled work life balance that we wanted to have as new mothers.

Is the name a nod to Upper Street, Islington?
Indeed it is and it is where I'm often seen spending all my hard earned cash!

How long have you lived in Highbury?
I've lived in Highbury with my family for 13 years now. We first lived on the east side near to the Holloway Road, but now live more centrally close the old Arsenal stadium.

How do you manage to juggle motherhood with the business?
Well, I have my son who is eight and my daughter who is six and they both go to the local school in Highbury. To be a successful parent it is so important to have a good support network of good friends, really good childcare and after school clubs that the school has. To get the balance right between being a mum and running a successful business I work hard during the week when I often attend evening industry events, but then at the weekend I am completely focused on being a mum and spending time with my family.

Finally Julia, if choosing one thing you'd love to experience on Mother's Day, what would it be?
Not having to lift a finger! Breakfast in bed followed by lots of chocolate please…

✤ Find out more by visiting upperstreet.com

Upper Street by Nicole Smallwood, and a host of inspiration pictured right

To get the balance right I work hard during the week, but then at the weekend I am focused on being a mum

A typical family event at Highbury Fields

Jenny Buchan

fundraiser

I am not convinced I have met anyone with such infectious enthusiasm as Jenny Buchan. You may have seen her recently jiggling a fundraising tin outside Sainsbury's, chatting away to many a local, not to mention being behind many charity events in and around Islington in the past.

'I have two boys, nine and ten,' Jenny starts to tell her story. 'My smallest, Max, has Down's syndrome, so that's when all the fundraising began. When I was told that he had Down's syndrome, it was the end of my world as I knew it. I previously worked in the City, working long hours in a highly pressurised environment, but then it was all about my little boy and how I could help him.'

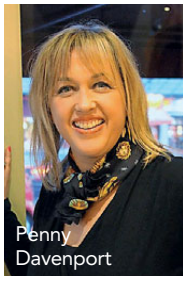
Jenny is a major player at Downright Excellence (DEx), which provides weekly speech and language therapy sessions for children. In addition, they also provide quality play experiences for children with Down's syndrome and their siblings, plus education and support for parents and carers – but to continue their work, they constantly need funding assistance. It's why Jenny has held book sales, cake sales, created special Christmas cards and is seen outside Sainsbury's whatever the weather. 'The reaction from Angel locals has been very positive,' she says on her home town of 14 years. 'When I have my tin outside Sainsbury's, a lot of people I know would stop and have a chat and put money in, which then breeds donations from other people.'

The fundraising may be a major part of Jenny's life today – she also volunteers at Great Ormond Street Hospital one day a week – but she also enjoys spending quality time with her two sons in and around Islington. 'There's so much to do here,' she says. 'There's always something on at Vue Cinema, and the outdoor facilities are fantastic, like the Sobell Centre. Both of my little boys are great swimmers and there are great opportunities for them here. If it's a nice day, we can go to one of the local parks or head up the fabulous spaces at Highbury.'

Considering Jenny is so pro-active on a day to day basis, if anyone deserves a wonderful Mother's Day gift, it's her. So, what would she like? 'My wish would be that we get a lovely benefactor who would want to give our charity £10,000,' she smiles. 'Then, my flippant wish would be a new Prada handbag…'

See more at downrightexcellent.wordpress.com

Jenny is a volunteer at Great Ormond Street Hospital


Penny Davenport

3. The life coach

If anyone knows about being a mum and staying on the career ladder, it's Penny Davenport. The mum of two is a life coach and is currently hosting informal coffee mornings in Islington for like-minded ladies in the area. 'I think motherhood is a huge juggling act, whether you work or not,' she says. 'I am lucky to run a business where I can be more flexible – I can be here for the kids when I need to be. But I think however you choose to work or not work, it's important to make sure as a mum your children feel secure and confident to build a happy life for themselves.'

Penny's two boys are seven and five – 'Life is pretty full on!' she exclaims – and underwent a life change herself, switching from a City job to the career coaching industry. 'I always had a passion for managing teams,' she explains about the job swap, 'and trying to get the best out of an individual. I found the hours and travel [working in the City] were really not compatible with me raising children. Motherhood can be a catalyst for change and I had the confidence to move forward – it's certainly not the end of your professional life.'

It's a message that she intends on getting across at her 'round the kitchen table' sessions. 'It's a chance for a group of people who know each other to get around the kitchen table and discuss any gaps in their life and what they'd like to achieve,' she says on the bespoke workshops. It falls between a coffee morning and having a nice time, to a coaching programme that can be quite intense. What they get from this structured discussion is what they would like to do to change and how they can go about it.'

> Motherhood can be a catalyst for change and I had the confidence to move forward. It's certainly not the end of your professional life

The workshops have gone down a storm to date, perhaps not surprising considering the number of families we have in the area. 'Islington is a great place to bring up a family,' Penny enthuses. 'What's fantastic about Islington is that people walk everywhere, giving it a real urban feel. You see the same faces around, which gives a real community feel. We have got fantastic parks and swimming pools on our doorstep – Islington is really well served in that regard.'

With Penny's career dedicated to helping others, we have to end with a nod to taking it easy: what would be the best Mother's Day present she could receive? 'Hmm… For my boys to put their shoes on the first time of asking,' she laughs, before adding: 'And for Arsenal to still be top of the league!'

✤ To find out more about Penny Davenport and the workshops she offers, visit pennydavenport.co.uk

4. The acclaimed author

Islington mum Becky Jones is co-author of Adventure Walks Books along with Clare Lewis, so here they suggest some tempting suggestions for a Mother's Day treat…

'Pick up a bunch of sweet smelling spring blooms at Columbia Road's famous Sunday flower market. Wander through the East End's atmospheric Georgian streets with its historic shuttered houses and grand Hawksmoor Church. Rummage through the vintage market at Spitalfields, and tuck into a bowl of street food at one of the many exotic foodie stalls.

Spend Mother's Day outdoors

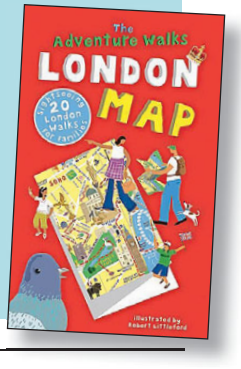
'Be a tourist for the day and take in some of London's famous landmarks. Start at the Houses of Parliament and gaze up at the biggest four-faced clock in the world. Be cheered by the spring bulbs in St James' Park and march with the soldiers at Buckingham Palace. Head through St James' to Piccadilly and tuck in to a giant Knickerbocker Glory ice cream at Fortnum and Mason's Parlour restaurant.

Becky Jones and Clare Lewis

'Fly a kite over London's soaring skyline on the top of Parliament Hill and feel the wind in your hair as you stride out into the wilds of Hampstead Heath. Play hide and seek in the woods and help your kids build a shelter of sticks and leaves. Give the children hot chocolate and a bun at Kenwood House and nip into its art gallery, packed with great works of art by Turner, Reynolds and Gainsborough.

'Speed up the river to Greenwich on a Thames clipper boat to the newly restored Cutty Sark, once the fastest tea clipper in the world. Straddle time at the Greenwich Meridian and star gaze at the Harrison Planetarium, before racing down the hill to Greenwich's vintage market. Walk under water via the spooky Foot Tunnel and pick up the space age DLR on the other side. Happy Mother's Day!

✤ See more fabulous ideas at adventurewalksbooks.co.uk



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Food for sport

Why go to different places for dinner and entertainment when you can have it all under one roof? Yannic Rack sees why Bounce is ahead of the game

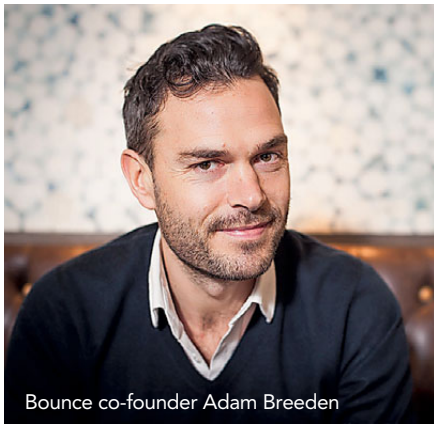
The thing that strikes you first when walking into Bounce is how surprisingly big it is. After descending down the narrow staircase of this EC1 venue, you would expect to find yourself in a smaller space, more like a pool hall than a nightclub-size venue. 'That's always the first thing people notice when they come down here,' nods Adam Breeden, co-founder and CEO of Bounce.

This is a restaurant and bar that combines fine dining and drinks with ping pong tables, all right in the heart of London. The space was redesigned by Russell Sage, who has previously given his touch to several of Gordon Ramsay's restaurants, into the industrial-chic 12,000 sq ft venue it is now. Coming down the stairs, the main area with its 17 ping pong tables – including the one

Bounce serve up fabulous pizzas

from the London 2012 Olympics final – spreads out to the left, with the other way leading to a special private room complete with bar and DJ booth.

Just over a year old, the basic concept of this – let's just call it restaurant – is not entirely new, although Adam strongly emphasises the particular differences to similar venues like Ping in Earl's Court or the members' club SPiN in New York. 'It's like SPiN, but with them you have to be a member to book and it's all about the table tennis,' he says. 'Their whole concept is people coming down who are really good at playing, and that creates a spectacle for other people who come and watch and have a drink, whereas we are open to everybody.'


Bounce co-founder Adam Breeden

It's proven such a success that there's a planned opening of a similar-sized venue in Shoreditch later this year. The 38-year-old also wants to take his concept across the pond to America, where an opening in Chicago is currently in the works for roughly the same time. And before 2015, he would also like to open branches in Berlin and Manchester. Clearly, this quirky mix of sport and food is working well.

Before founding Bounce together with Dov Penzik, an ex-professional table tennis player and entrepreneur, Adam helped make bowling cool as co-founder of All Star Lanes. 'It's very similar in the sense that it combines an activity that everyone can take part in with a really lovely design and great cocktails and food, to create this hybrid leisure experience,' Adam explains.

The menu at Bounce offers posh pizzas straight from the wood-burning oven, as well as a selection of antipasti and a handful of mains, and the food can either be enjoyed table-side or at the mezzanine restaurant overlooking the ping pong tables. 'The idea was that it would still stand up as a credible and really interesting Italian restaurant that, even if you put it on Wardour Street in Soho, it would still be really successful.'

Amongst the ping pong tables is the one used in the London 2012 Olympics final

It combines an activity that everyone can take part in with a really lovely design and great cocktails and food, creating this hybrid leisure experience

The most intriguing fact about this place, however, is its historic location. As Adam points out to me, 'this piece of dirt on the ground, with the restaurant and the two floors above, was the exact place where the game of ping pong was invented and patented in 1901'. The game itself had been around for a while already, but it is true that it was here where the term ping pong was patented by John Jacques of London.

However, if you think this was a clever marketing calculation, Adam claims he and Dov were not aware of the significance that their chosen location actually had for the sport. 'It was a complete coincidence,' Adam assures me. 'It's so ridiculous that people find it hard to believe!' Just one of the many surprises you will find at Bounce.

✤ 121 Holborn EC1N 2TD; 020 3657 6525; bouncepingpong.com

LOCAL LUXE

Holding Court

We've been incredibly impressed with the latest venture from the award-winning Benugo family of restaurants. The Great Court Restaurant at the British Museum has been completely redesigned featuring a new entrance, additional communal dining tables, an open kitchen and a central charcuterie table.

The restaurant celebrates high quality, locally sourced food with a fresh focus on traditional European dishes. Sample dishes from the main menu include Grilled aubergine salad, pomegranate, tahini yoghurt, with Capezzana olive oil, and Soused mackerel, green olives, celery, and raisin salsa. A traditional afternoon tea menu will offers guests a selection of delicate finger sandwiches and home-made cakes and pastries, accompanied by a selection of loose leaf teas. The restaurant is also fully licensed and will serve an enticing drinks menu of New and Old World grape varieties and a good choice of sparkling wines.

✤ British Museum, Great Russell Street WC1B 3DG; 020 7323 8990; benugo.com

The Great Court Restaurant celebrates locally sourced food

PART TOO

The popular Crouch End Pan-Asian restaurant Tootoomoo has recently opened a second premises in Highgate delivering fresh, top quality food to postcodes in North London – including N5.

✤ tootoomoo.co.uk; 020 7430 2070

Gourmet NEWS

Organic growth

Morgan House Foods (morganhousefoods.com) is a North London-based company founded by Yemi Raiwe that's causing quite a stir. They launched a range of ten hand-made organic sauces, preserves, dressings and cordials last year, and its Organic Lemon Curd and Organic Lemon cordial have already won awards. Find their products in Islington's Mother Earth and Planet Organic.

Independent spirit

Another regular haunt of ours recently has been Charlotte's Fine Foods on Amwell Street. Dedicated to championing independent artisan producers and stocking products that have been selected for their taste, the shop stocks everything from pantry essentials to everyday groceries such as cereal, fresh bread and eggs. They are proud to be an independent food store and they are an important part of Islington life.

3 OF THE BEST... NEW VENTURES

Espresso Bar at St Pancras International

We've enjoyed champagne at St Pancras International and now we can get a caffeine fix too at the Espresso Bar on the upstairs level of The Grand Terrace. Cosseted in dark wood and vintage wall pieces, the look evokes the vintage interiors of a 1920s train carriage. A great experience.

✤ The Grand Terrace, St Pancras International Station, Euston Road N1C 4QP; 020 7837 5382

Bonnie Gull Seafood Café

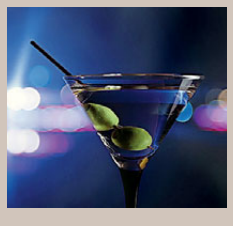
Hot off the press, the founders of Bonnie Gull Seafood Shack in Central London have announced they will be opening a new venue on Exmouth Market in April. Bonnie Gull's Executive Chef, Luke Robinson, has created the menu that, like its sibling, will reflect the seasons and the day's catch.

✤ The venture will be located at 55-57 Exmouth Market – see more at bonniegull.com

Kench & Bibesy

This restaurant and bar is located next to Smithfield Market and offers a unique experience. Open for lunch and dinner, during the day they will offer hearty sandwiches, and by night the kitchen will serve up a concise, ever-changing menu of small plates. What's more, they deliver a wonderful cocktail list that focuses on variety and quality.

✤ 50-52 Long Lane EC1A 9EJ; 020 7796 3631; kenchandbibesy.com



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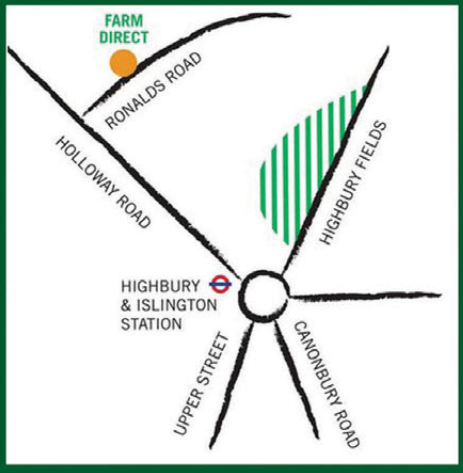

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Real street appeal

Yannic Rack reignites a love for Vietnamese food at Pho, where tradition meets a feelgood factor

Pho is one of those places you always walk by and don't pay much attention to. Although the chain's Islington branch is located right by Angel station, it looks very inconspicuous from the outside. But that feeling quickly vanishes once you're seated in the cosy little restaurant. The crowd is a nice mix of people and consists mostly of couples and small groups of friends meeting up for a bite to eat after work.

I haven't had Vietnamese since living in Asia several years ago, so I'm excited to see what Pho has to offer. The menu is refreshingly simple and gives a tasty introduction to Vietnamese street food: Pho is the popular noodle soup of the same name. However, I tuck into Goi cuôn, rice paper rolls filled with chicken and herbs. Although the peanut dipping sauce is excellent, the rolls themselves taste a little bland, but things go steeply uphill from there.

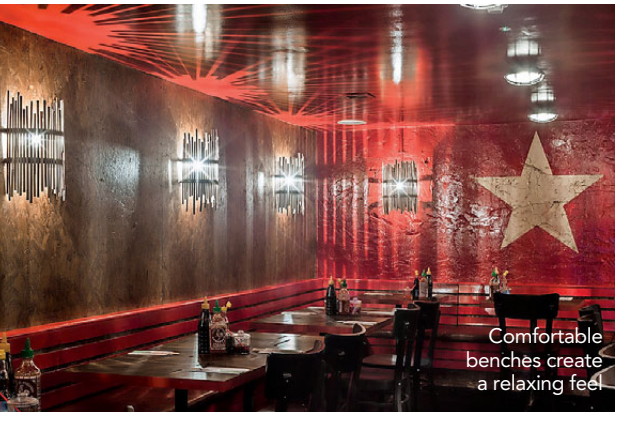
Pho offers traditional Vietnamese street food

The Goi xoà, spicy mango salad, is the perfect mix of mouth-wateringly fresh ingredients

Next, the Cha giò are some of the finest spring rolls I've had in London; very fresh inside and not too crispy, but just right. However, the highlight of my evening is definitely the Goi xoà, a delicious spicy green mango salad topped with pork, dried shrimp and peanuts, a perfect mix of mouth-wateringly fresh ingredients. The aforementioned Pho is also highly recommended – I opt for the Bún riêu, a slightly fancier version in a tomato and crab broth, served with thin steak and tofu and topped with fried shallots. To satisfy my sweet tooth, I dig into a sinfully rich chocolate truffle for dessert.

To get a taste of great Vietnamese street food in London you don't need to venture far. Inconspicuous no more, I will be sure to make the trip back to this pearl of affordable Asian dining.

✤ 39 Upper Street N1 0PN; 020 7559 5150; phocafe.co.uk



Comfortable benches create a relaxing feel

✤ Bowled over

Pho, pronounced 'fuh', is the national dish of Vietnam. Essentially, it's a steaming bowl of rice noodle soup served with fresh herbs. What's important, however, is that Pho should never be boring. The most enjoyable aspect of eating Vietnamese food is the DIY act of sampling and enhancing your food as you eat, creating a dish that is distinctly yours.

Make it at home

Pho's Summer Rolls (to banish the winter blues)

Ingredients

Finely shredded lettuce
Whole mint leaves
Coriander or alternative Vietnamese herbs
Perilla (tia to)
Carrot and mooli pickle
Cooked thin vermicelli rice noodles
22cm rice papers
Cooked tiger prawns, sliced lengthways, or thin slices of chicken breast
Nuoc cham or peanut sauce to serve

Method

1. Wash your hands and use a clean, damp towel to roll on.
2. Dip rice paper in warm water to soften and lay flat on the damp towel.
3. Place mint leaves in a line across the lower third of the rice paper.
4. Lay prawn or chicken slices across entire width of the rice paper, leaving sufficient space at the end to fold in.
5. Add in other ingredients, and then roll it up.
6. Store chilled under the damp, clean towel.
7. Serve whole or sliced in two, with dipping sauce on the side.

A teatime treat

There's nothing quite like a traditional afternoon tea, especially when it's been given a little Bill's twist or two. Create finger sandwiches, cakes and warm fruit scones served with Islington-based Bill's strawberry jam and clotted Devonshire cream, all served with a large pot of tea of your choice. Or perhaps treat mum to a glass of Bill's Hedgerow fizz instead of a pot of tea.

✤ See more at bills-website.co.uk

wowmom

maps for mums on the go

This Mini resident round-up is brought to you by WOWMUM maps for mums on the go, which instantly locates child friendly locations for you wherever you are in London and the UK. It's free and available at WOWMUM.com and to download on Android and iPhones.

MINI resident

Celebrate at The Marquess

The Marquess Tavern is a welcoming and cosy pub, so is the perfect place for a Mother's Day meal for the whole family. They will offer a complimentary glass of prosecco for all mums who book a table for lunch/dinner on Mother's Day too, so no better opportunity to experience their extensive menu ideal for all the family.

✤ 32 Canonbury Street N1 2TB; 020 3437 0630; youngs.co.uk/pubs/marquess-tavern

Share the magic

Let's face it: most of the time mums are angels, so this Mother's Day why not treat her to a performance at the Little Angel Theatre? Opening on Mother's Day with a morning and afternoon performance is *Arthur's Dream Boat*. It's an entertaining tale of Arthur who dreams about a beautiful boat and wants his family to share in the magic too. There's lots on for families throughout March at the Little Angel Theatre including Little Red Riding Hood and the FIRSTS Festival.

✤ 14 Dagmar Passage N1 2DN; 020 7226 1787; littleangeltheatre.com

Put a spring in her step

Even though most people love lilies, a Mother's Day favourite for children of all ages are spring flowers. Little children love to present their mums with a cheerful bunch of daffodils or tulips. And for the grown-up children, why not send a compact handtied of bright spring flowers complete with vase? Angel Flowers is an Islington-based florist offering stunning hand-tied bouquets and plants.

✤ 60 Upper Street N1 0NY; 020 7704 6312; angel-flowers.co.uk

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Gym of the month

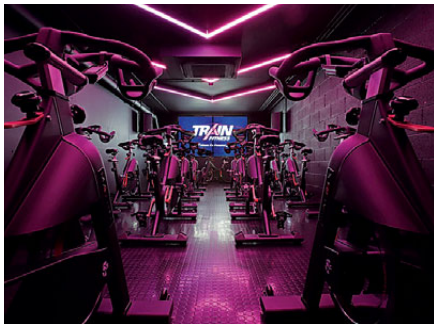
Holly Davidson

Not essentially a gym, but just seeing images from Holly Davidson's classes inspired us to get the kit out and get back into shape. Islington resident Holly offers a host of flexible programmes to suit all needs, from kettlebell training to developing core strength and having fun kickboxing.

Holly provides an initial consultation free of charge, then offers hour long sessions at the gym, your home or even in the park (once winter finally disappears). Don't fancy going it alone? Holly offers group training, where you can still get the personal touch but enjoy a great workout in the company of your friends. What's more, Holly will also create a healthy eating plan to make sure all your hard work isn't wasted.

✤ Find out more by visiting hollyactive.com

Health & fitness NEWS



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New to the City, TRAIN is home to a hand-picked team of London's leading personal trainers whose goal it is to deliver real results in record time. Offering an innovative, concierge-style training service, all guests workout with one of TRAIN's fitness specialists, whether it be a one-to-one session or a group workout, all using the latest in health and fitness equipment.

✤ Full details can be found at trainfitness.co

Joining forces

David Lloyd Leisure has announced that it is the Official Fitness Partner for Sport Relief 2014, one of the UK's biggest fundraising events. The group's 78 David Lloyd Clubs across the UK, including Islington, will be hosting a series of fundraising initiatives to support the campaign, culminating with the Sainsbury's Sport Relief games that take place between 21-23 March.

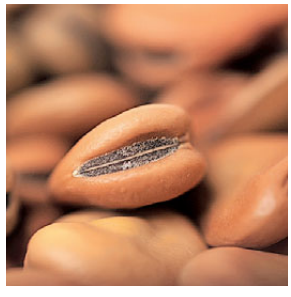
Strike a pose

Fusing boxing techniques and philosophy with Ashtanga Vinyasa Yoga, BoxingYoga is an exciting and challenging discipline born in a boxing club to give fighters competitive advantage through improved mental strength, physical power, flexibility and control – and is coming to a gym near you. BoxingYoga is an important complement to a fighter's training regime, increasing the range of movement through spiral dynamics of the spine. Look out for classes at Fitness First Angel.

✤ Find out more at boxingyoga.com

3 healthy springtime ingredients

Known as the 'food of kings', **asparagus** is a major superfood: low in fat, high in fibre and full of nutritional goodness.



Hannibal Lecter made them famous, but **fava beans** offer a rich and hearty flavour, which are high in protein and fibre.

Full of flavour whilst offering 30% of your daily vitamin C requirement, **radishes** are perfect to add to soups and salads.

ASK THE EXPERT

Sheldon Stringer, Master Trainer at The Urban Fitness Co.

Do you want to know a fat loss secret? HIIT, or High Intensity Interval Training, is one of the best-kept secrets when it comes to losing those unwanted pounds. Twenty minutes of HIIT is more beneficial than an hour flogging yourself on a treadmill. Amongst the benefits of HIIT are it promotes fat burning, is great for your heart, increases your metabolism and it's very effective.

✤ For more information, take a look at urbanfitnessislington.com

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HOMES & INTERIORS

- *Win tickets to the Country Living Spring Fair*
- *Farrow & Ball Islington unveil their latest designs*
- *Over 30 pages of the hottest homes to buy and rent*

Two's company

With projects as diverse as working on a dogs' rehoming centre to refurbishing the Old Vic, Rab and Denise Bennetts are in demand. Yannic Rack meets them

The legendary Old Vic, one of Bennetts Associates recent projects

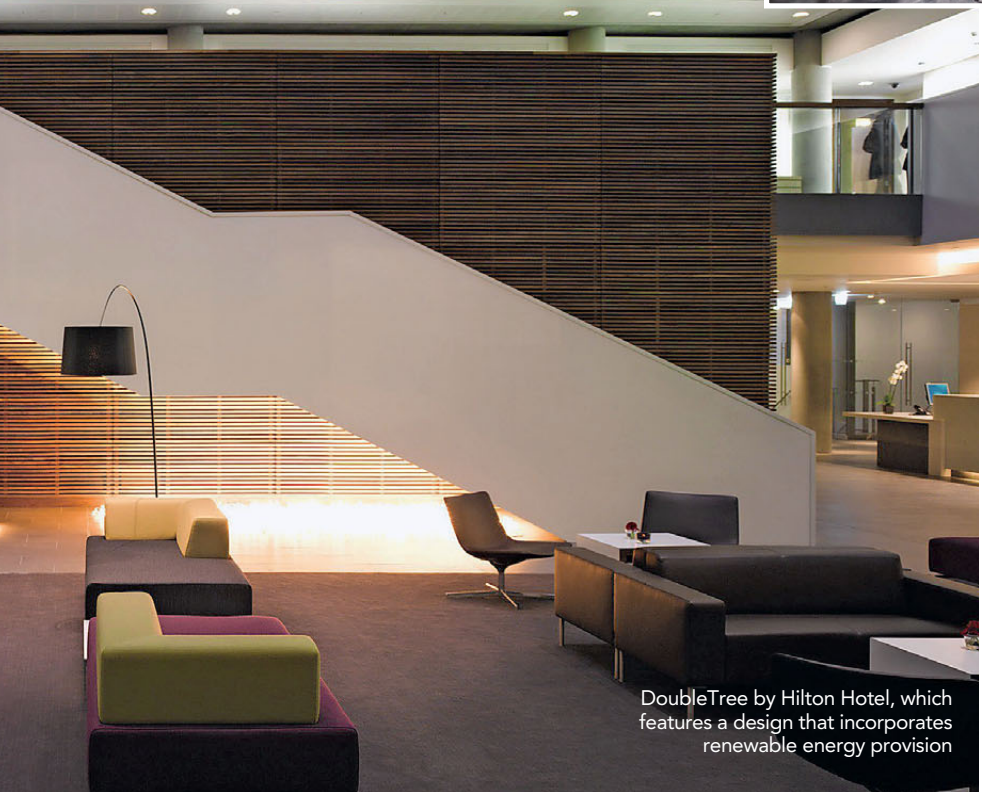
Photo by Miller Hare

Rab and Denise Bennetts never imagined they'd be running a business as a couple. When they graduated together from the Edinburgh College of Art – already married at 21 – the two planned on working for a while to finance their dreams of travelling. But a gap year in London during their studies and a lack of the sort of high-paying architecture job they imagined prompted a move to the capital and, after a couple of years with different practices, so began what is now a successful and renowned architecture firm, Bennetts Associates.

'Neither of us comes from particularly wealthy families, so it wasn't like we both could give up gainful employment,' Denise tells me in their newly expanded, rustic-chic headquarters just off St John Street. 'One of us had to have the day job, so I stayed with

Their toughest project to date, the Royal Shakespeare Theatre

Photo by Steven Hemley



DoubleTree by Hilton Hotel, which features a design that incorporates renewable energy provision

Photo by Edmund Sumner

Walk to Highbury Fields, down Upper Street, past St Mary's, across the Angel junction, down to Smithfield Market... What an amazing townscape

the practice I was with. Rab started on our own account, and we said that if there was ever enough work, that I would join him.'

Fast forward almost 30 years and their firm employs 70 people, working on projects ranging from a police college in Hendon and a dogs' rehoming centre in Basildon, to a refurbishment of the Old Vic theatre and the development of the new HQ for Camden Council. Apparently the recipe for success lies in the mix, which is also how the two describe their working relationship. 'We do work in a synergy, we try not to do exactly the same stuff,' explains Rab.

Still, a passion for theatre spaces in particular has led to quite a thick portfolio in that area. Their very first theatre project, the current Hampstead Theatre in Swiss Cottage, was in development for nine years. 'It was a long-running project, we were appointed in 1994 and it eventually opened in 2003,' recalls Denise. This experience, however, put them in a good position to win what Rab considers the firm's most difficult project to date – the Royal Shakespeare Theatre in Stratford. 'It's quite nice to eavesdrop a little bit,' he says, laughing. 'There's a viewing tower at the Royal Shakespeare Theatre, and you can see people up there going, "Oh, look at that, look at that". And that's what it's supposed to do. We thought; let's give them the view of Shakespeare's company, the place where he was born, the place where he's buried, the counties he used to write about.'

Their own vantage point hasn't changed much over the years. They still live in Highbury, where they moved to 35 years ago, in a time when Islington was already an up-and-coming area. 'We love Highbury Fields,' Rab says. 'That's where we were on every weekend, to kick around a football with the kids, it's just fantastic.' But more than any places in particular, it's the wholesome image and feel of Islington that he loves most. 'It's just the most fantastic town on its own terms. What it's like walking from Highbury through Highbury Fields, down Upper Street, which is a wonderful street, past the church of St. Mary's, across the Angel junction, down to Smithfield Market. What an amazing piece of townscape! Go to any European town, there are not many that compare with that. And it's just Islington!'

Denise remembers an episode that occurred back in Edinburgh, in their early 20s: 'We were cornered when we came out of the graduation ceremony by a journalist for one of the tabloid papers at the time. They said, "Oh, as a married couple graduating, we'd like your photograph. Presumably you're going to have your own practice?" But we said, "Oh no, no, no way"! We both enjoyed working on quite big projects, and if we had our own practice we wouldn't get those opportunities. The photograph appeared in the paper, and it said: Graduating couple intend to have their own practice… So that was quite a good introduction.'

✤ Bennetts Associates, 1 Rawstone Place EC1V 7NL; 020 7520 3300; bennettsassociates.com

WIN! A VIP experience at the Country Living Magazine Spring Fair

To celebrate the warm days ahead, what could be nicer than a visit to the Country Living Magazine Spring Fair to gather lots of inspirational ideas for the home and garden – as well as experiencing a little self-indulgence too? With independent designers, small producers and craftspeople showcasing the best in British design, you'll find everything you need to create effortless country style at the Business Design Centre from 19-23 March.

The Angel Resident has teamed up with the Country Living Magazine Spring Fair to give away ten pairs of tickets, with one lucky winner snaffling a pair of VIP tickets that includes fast-track entry, a free show guide and lots of other goodies. Simply visit theresident.co.uk by 7 March and search for Country Living Magazine Spring Fair to find out how you can win.

✤ If you are not lucky enough to win tickets, you can take advantage of a special offer – buy tickets for £12 by quoting ANGEL (as opposed to £16.50) when calling 0844 848 0150 or visiting countrylivingspringfair.com

Interiors NEWS

Wall to wall glamour

Farrow & Ball have unveiled four distinctive new wallpaper patterns. Capturing rustic elements and adding a modern twist on classic designs, the latest additions embrace nature and timeless style. Each of the four papers is available in five colourways, from nourishing neutrals to impactful and bold combinations. The enticing designs are the first to include Farrow & Ball's new colours, from Stiffkey Blue with copper to the more muted hue of Purbeck Stone.

✤ 38 Cross Street N1 2BG; 020 7226 2627; farrow-ball.com

COLLECTOR'S ITEM

Bert & May have a new London studio, where they bring together a curated collection of the best original architectural salvage and design flooring. They house the best original tiles for walls and floors, and precious marble pieces.

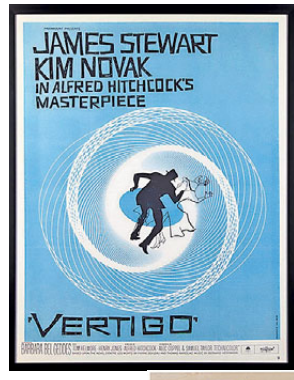
✤ 67 Vyner Street E2 9DQ; 020 3673 4264; bertandmay.com

BRIGHT HORIZONS

Decorate With Flowers is the new, inspiring title from Holly Becker. A gorgeous book for lovers of decorating, interiors, floral arranging, entertaining and hand-made projects, Decorate With Flowers will encourage a fresh approach.

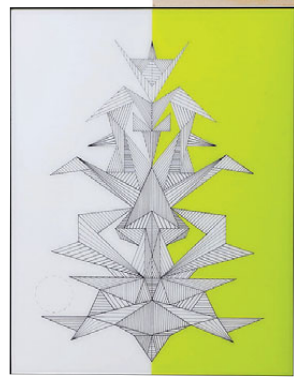
✤ Decorate With Flowers is published on 21 March

STYLISH HOME BUYS WALL ART



Vertigo Movie Poster Framed Print, £100
✤ Johnlewis.com

Oliver Bonas Timber Ampersand Wall Art, £25
✤ Oliverbonas.com



BoConcept Glass Art, £219
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Master Bedroom
This suite occupies three of the six bedrooms

A Pearl of a story

From furniture factory to A-list lodgers, this property on Roman Way certainly has plenty of tales to tell

If the walls of this warehouse conversion could talk, they would have lots to say. 'Until 1926 it was a dairy,' says the property's owner, Andrew Williams. 'I have met old residents of Barnsbury who saw cows being herded down Roman Way and into the stalls where the house is now. In 1926 there was a storm that destroyed the dairy and a two-storey factory was built.'

Many businesses came and went, with one called the Pearl Dot Furniture Workshop, hence why the property is known as Pearl House today. It was a decade ago that Andrew converted the factory into a home. 'As I was both owner and self-trained architect, I could only blame myself for any shortcomings in the design,' Andrew laughs.

He needn't have worried. Today the home offers a great wealth of living, with 4,200 sq ft of internal floor space. It was enough to attract some pretty big names. 'The most notorious tenant was when Britain's Next Top Model was staged there,' Andrew recalls. 'Heath Ledger was also a tenant. My memories of him were defined by his continual practising at the piano, as he was due to make a biopic of a composer and he didn't want shots of someone else's hands playing the piano...'

✤ Roman Way, N7, is available to rent at £2,950 per week through Chesterton Humberts. For more details, please call 020 7226 4221

Kitchen
This high specification space looks on to the courtyard

Heath Ledger was also a tenant here. My memories of him were defined by his continual practising at the piano

Roof Terrace
A luxury for Islington, the space is a real sun trap

LUXE LIVING

The two 14 foot columns by the main entrance, which have exquisitely carved capitols

Studio Flat

This is ideal for guests or an au pair, with its own spiral staircase outside

Ideas to steal

1. Robertson Large Sofa in Wells Rust, £2,549
✤ 0844 249 9161; sofaworkshop.com

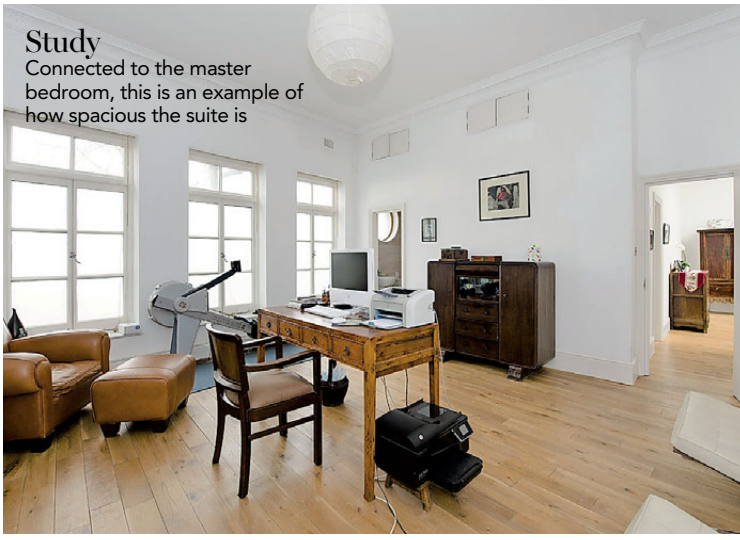
2. Hansgrohe Axor Citterio tap, £POA
✤ Concept Kitchens, 40 Offord Road N1 1EB; 020 7700 1555

3. Spun Table Lamp, £731
✤ Aria, Barnsbury Hall, Barnsbury Street N1 1PN; 020 7704 6222

4. Murphy Throw, £250
✤ Folklore, 193 Upper Street N1 1RQ; 020 7354 9333

Reception Room

The three living areas flow into each other to maintain a sense of open plan accommodation



Study

Connected to the master bedroom, this is an example of how spacious the suite is

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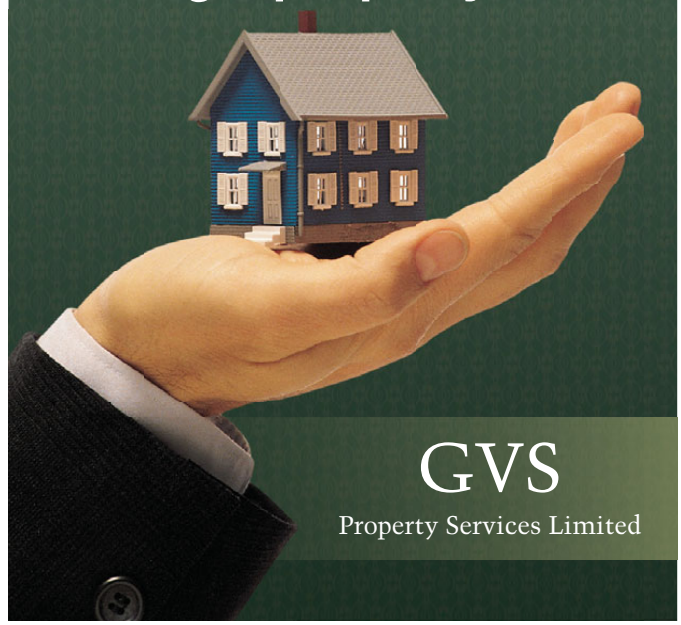

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Morton Road, N1

A large three bedroom apartment in a converted period house

Guide Price: £965,000
Share of Freehold. EPC=D

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Head of Sales
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Fitore Vula
Lettings Valuer
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Open evening with Savills Islington

With the property market constantly changing, it can be hard to keep up. Savills Islington are opening their doors to host an open evening for you to meet the team and pick their brains.

Savills Islington ~ 94 Upper Street N1 0NP **Thursday 20th March** ~ 6.00-8.30pm ~ 020 7226 1313

2013 WAS A YEAR of change for the property market. With talk of a 'housing bubble' and Islington regularly featured as an area where people are 'being priced out', it would be easy as a landlord, tenant, buyer or seller to believe Islington was a difficult property market to invest, move into or own property in.

Over the last five years, we have seen average sales values increase by 63.9% and we are forecasting that values will be increasing by 6% in 2014. At the same time, we have seen lettings values increase by 20.7% and 2.5% respectively. It can therefore be difficult to know what and when your next move should be. At Savills, our local experts have over 160 years combined experience so whether you are looking to buy, sell, rent or let, we are there to help you every step of the way.

From a rental perspective, we are conscious of the trend in tenants increasingly looking for high-quality, professional lets and the industry becoming ever more legislative. Even as ARLA-licensed lettings experts we find the introduction of so many rules and regulations for landlords demanding; from professional electric tests through to the way you advertise properties to rent.

"Over the last five years, average sales values have increased by 63.9%."

How you treat your tenants in 2014 is going to come under intense scrutiny, especially as the Government is releasing money to prosecute landlords who fail to comply with the new regulations; some have already incurred large fines.

At this free open evening in Islington, our team of experts, are qualified in all areas of buying and selling, finance, property lettings and management and also understand buy to let from an investor's perspective. So whether you need advice on whether now is the right time to sell or buy, whether you should adapt your home for rental or are looking to gain a better understanding of what yields and returns you can expect from buy to let, come and talk to us and we will be glad to share our expertise with you.

The open evening will be running from 6.00 to 8.30pm on Thursday 20th March at the Savills Islington office. The Research team will also be presenting their latest insight so do pop in for a drink and a chat with the team.

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SOLD

Southgate Road, N1

Stunning two bedroom maisonette with east-facing private garden

Guide Price: £850,000
Share of Freehold

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FOR SALE

Augustas Lane, N1

Fantastic penthouse apartment in a private development

Guide Price: £1.1 million
Leasehold, approximately 248 years remaining. EPC=E

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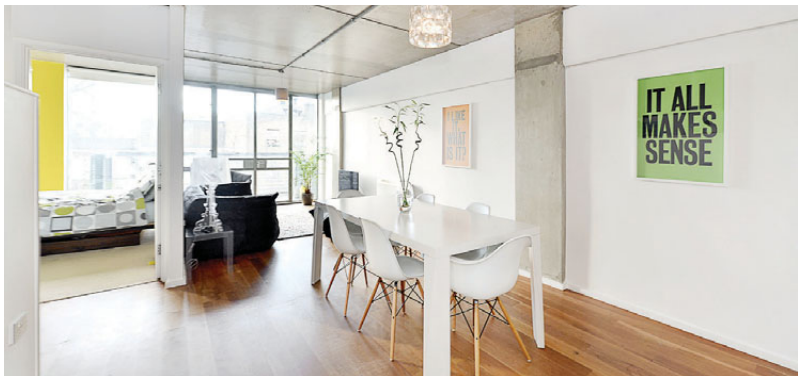

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WESTBOURNE ROAD
N7
£675pw - 3 bedrooms
EPC rating: D | Ref: 760003

MILDMAY PARK
N1
£440pw - 2 bedrooms
EPC rating: D | Ref: 74893

A REGAL PLAN

Regal Homes have announced the £6.1m acquisition of Wenlock Road, N1, to add to their rapidly expanding portfolio. Formerly the HQ of Italian restaurant group Ponti's, the development will feature 40 cleverly configured one, two and three bedroom apartments, and offers a fantastic opportunity for purchasers to invest in a leading location in one of the world's most famous cities. The apartments are expected to be available for off-plan sales from March.

✤ To find out more, please visit regal-homes.co.uk

Agency NEWS

Market Comment

Emma Fildes, Manager of Fyfe McDade Islington

The Islington market is off to a very busy start, attracting high levels of interest since the start of the year. Limited stock combined with buyers being more tuned in to the market has meant that sealed bids have made a return in a big way. Most properties are going under offer within two days of coming to market, easily commanding 30-40 viewings per time. This is positive news for sellers, but means that buyers can feel rushed into making their decisions as they do not want to miss out.'

✤ 293 Upper Street N1 2TU; 020 7354 4044; fyfemcdade.com

A BIGGER SCOOP

News of Hamptons International Islington's success at the Estate Agency of the Year Awards arrived just before February press, so we are delighted to go into a little more detail in this issue. As reported, the company took home the Best Large Agency award, plus Grant Bates won Best Negotiator and Daniel O'Brien was recognised as Best Valuer. 'Grant and Dan are extremely motivated individuals,' comments Andy Gillon, Director at Hamptons International Islington. 'The results that they both produce are nothing short of outstanding.'

WORK IN PROGRESS

News has reached The Angel Resident about a substantial and striking 4,600 sq ft Grade II-listed property built circa 1830 in Duncan Terrace that has come to market with Currell. Major works have already commenced to the structure of the main building, with a new roof and new supports to the floors, joists and walls, and many of the windows are being replaced too. The property is currently set over five storeys and three windows wide to the first and second floors. Proposed redevelopment plans show a fabulous proposal for a 3,939 sq ft architecturally designed home, with the plans currently held in the Currell Islington office for interested parties to view.

✤ For more information, visit currell.com or call 020 7226 4200

PROPERTY OF THE MONTH

Room with a view

Hamptons International are delighted to offer this stunning apartment, which is based within the prestigious Dalston Square Development. Split across the 17th and 18th floors, the property offers a contemporary finish throughout. Internal accommodation comprises three double bedrooms, two bathrooms, additional shower room, modern fitted kitchen and a wonderful reception room that boasts unrivalled views. Additional to the internal space is a winter garden terrace and upper balcony, which features double height glass. There is also a south-facing balcony that overlooks the City, Canary Wharf and East London. Additional points of interest include the 24-hour concierge, residents' gym, a communal roof terrace, and a secure underground parking space.

✤ Gaumont Tower, Dalston Square E8 is on the market for £825,000 (leasehold). Hamptons International, 97-99 Upper Street N1 0NP; 020 7226 4688; hamptons.co.uk

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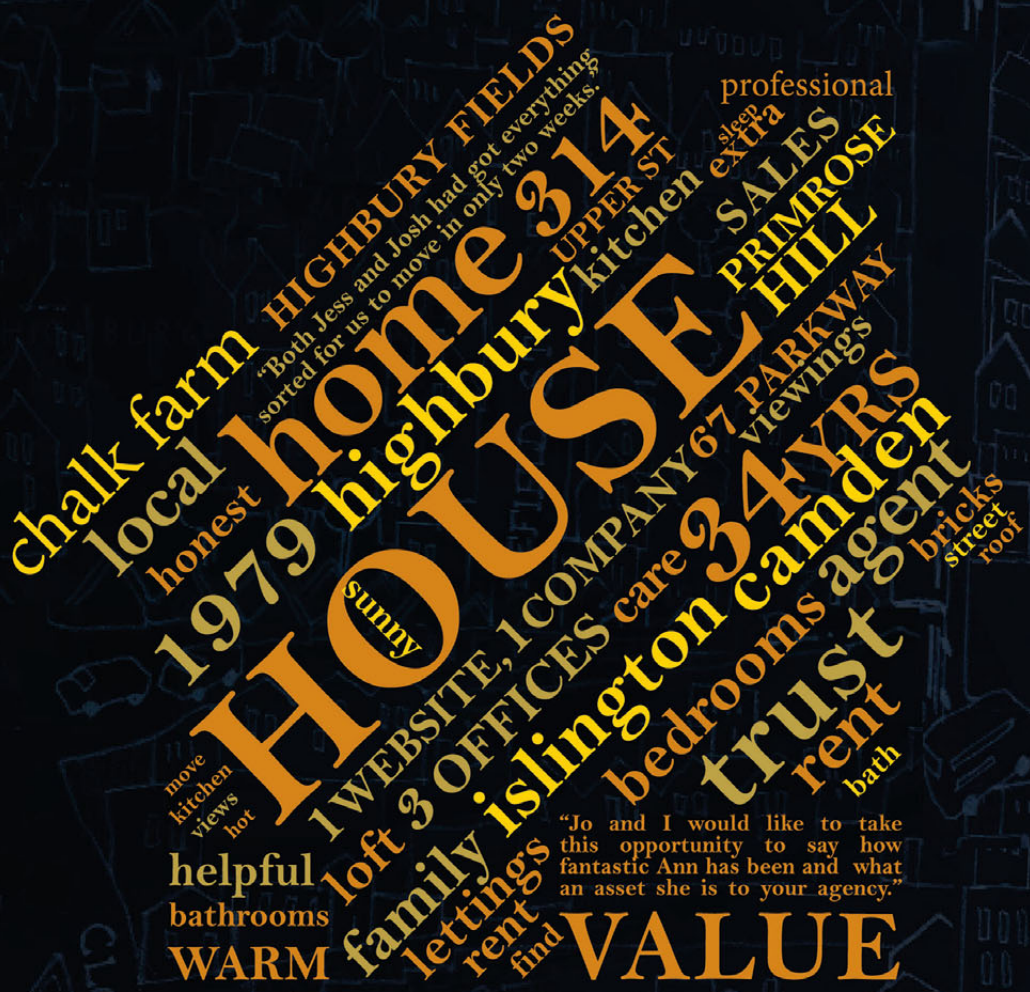

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£625,000 Leasehold
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- Spacious reception room
- EPC Pending

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- First floor flat
- Grand reception/kitchen space
- Two private terraces
- EPC D

Currell Residential

£1,000,000 Freehold

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Full circle

Jo-Anne Neighbour, Residential Valuer Savills Islington, on why house prices will continue to rise

How long have you worked in estate agency?
I read Law at university and undertook the Bar Vocational Course before joining Savills Islington in January 2006 – eight years down the road and I thoroughly love my job!

What's been the biggest change to the area since you started working here?
The overland station in De Beauvoir has made such a fantastic improvement to the area. It has made the east of Islington hugely popular with our buyers, where there was very limited train/tube transport previously.

What do you love best about working in the Islington area?
The eclectic mix of personalities and jobs make the area so different. Eight years ago, the area was predominately suits and ties, but we are now seeing a wide variety of industries, in particular creative clients, which make the area very enjoyable to work in.

Over the past five years Islington has gone from strength to strength with a 45% rise in house prices

What three places or things sum up Islington for you?
I would choose the Business Design Centre, Emirates Stadium, and the Almeida Theatre.

Why does the area remain popular?
The area's outstanding success is down to a variety of factors, including the good value it continues to represent in comparison to more traditional enclaves of Central London. Good transport links to the City and only four stops to the West End have kept the traditional financial and business services sectors interested in the area, while young professionals are drawn by the lively bars, cafes and restaurants along Upper Street and beyond. Cash buyers looking for a good rental investment are also attracted by Islington's appeal.

What are you expecting to see in 2014?
2013 was a strong year for Islington sales, with a 7.4% increase in average values since 2012. In fact, over the past five years Islington has continued to go from strength to strength with a 45% rise in house prices since 2008.

Is there still a secret people don't know about Islington?
Yes – Savills sell flats as well as houses!!

✤ Savills, 94-96 Upper Street N1 0NP; 020 7226 1313; savills.co.uk

An example of a flat available for sale through Savills on Morton Road, N1. List price of £965,000, share of freehold featuring three bedrooms and two bathrooms

Beyond your expectations
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HAMPTONS INTERNATIONAL

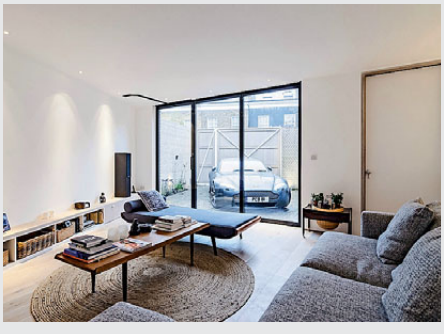
Goodchild Road, N4 £340 per week LONG LET
We are pleased to offer this recently built one bedroom apartment with waterside views and high specification fittings throughout.
One Bedroom / Concierge / High Specification. **EPC:C**

Barnsbury Street, N1 £750 per week LONG LET
Premier corporate two double bedroom apartment over three floors, with two bathrooms, cloakroom and open plan kitchen/living room.
Two Bedrooms / Contemporary Fittings / Roof Terrace. **EPC:D**

Hamptons Islington
Lettings. 020 7717 5455 | islingtonlettings@hamptons-int.com

Available on the App Store

***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges



St. Jude Street, N16

A rare opportunity to acquire a truly unique architect's house offering bright and versatile modern living. The property is accessed through its south facing courtyard merging seamlessly into the reception space through bi-folding glass doors, adding substantially to the living space during the warmer months. The contemporary open-plan kitchen is finished to the highest specification and leads to a second courtyard through French doors. There is a further space on this level which can be used as a study or en-suite double bedroom. **EPC:C**

£2,250,000 Freehold

- *Unique architect's house*
- *Open plan reception*
- *Kitchen-diner*
- *3 bedooms*
- *Bathrooms*
- *2 terraces*

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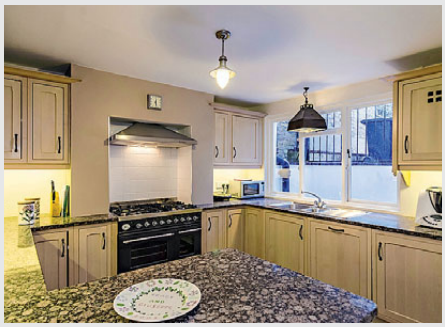

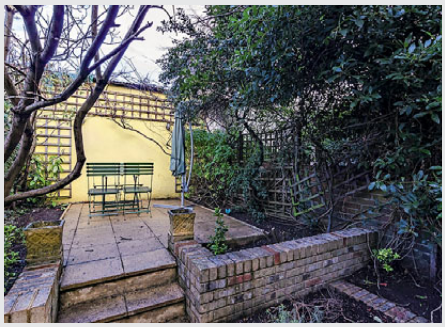

Brooksby Street, N1

£1,595,000 Freehold

A beautiful Grade II listed Georgian house with three bedrooms over four stories located in a sought after road in Barnsbury. There is a wonderful double reception room occupying the raised ground floor. On the top floor there is a fabulous master bedroom with an en suite shower room. The house is in excellent decorative order, benefiting from a north facing garden and, in addition, a large roof terrace. **EPC:D**

- *Double reception room*
- *Kitchen*
- *Separate dining room*
- *3 Bedrooms*
- *North facing rear garden*
- *North facing terrace*

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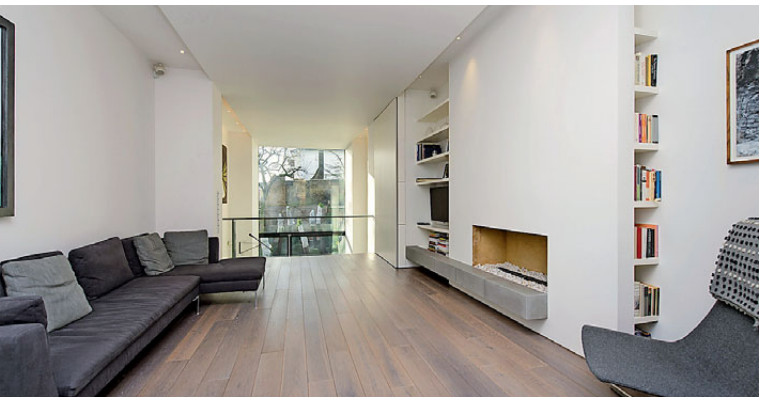
Available on the App Store

KnightFrank.co.uk



Knight Frank

Thornhill Road, Islington N1

A truly outstanding house in Barnsbury

Offering beautifully presented contemporary accommodation over four floors together with a pretty aspect across Barnsbury Square. 5 bedrooms, 3 bathrooms, reception room, kitchen, study, utility room, guest WC, garden. Approximately 262.91 sq m (2,830 sq ft). Awaiting EPC.

Freehold

Guide price: £3,500,000

(ISL140027)

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islington@knightfrank.com
020 8166 7503

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Knight Frank

Coleman Fields, Islington N1

Modern family home

A substantial family home in a superb residential area of Angel. The property comprises 4-5 bedrooms, 2 bathrooms, large kitchen and dining room, double reception room, conservatory and patio garden. Approximately 168 sq m (1803 sq ft). EPC rating E.

Available unfurnished

Guide price: £1050 per week

(ISQ191615)

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All potential tenants should be advised that, as well as rent, an administration fee of £276 will apply when renting a property.
Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges

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ArtHouse, Islington N1C

Brand New

A stunning apartment in the eagerly anticipated ArtHouse in the brand new King's Cross N1C. The property comprises 2 double bedrooms, 2 bathrooms, large open plan kitchen and balcony. Approximately 72 sq m (774 sq ft).

Available furnished

Guide price: £700 per week

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(ISQ190894)

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ARLA Association of Residential Letting Agents

Worcester Point, Islington EC1V

Heart of Clerkenwell

A new apartment which offers city living and top quality surroundings. The apartment comprises 1 bedroom with built in storage, bathroom, open plan kitchen and reception room, balcony, concierge, communal gardens and roof terrace. Approximately 45 sq m (491 sq ft). EPC rating B.

Available furnished

Guide price: £450 per week

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(ISQ182500)

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ARLA Association of Residential Letting Agents

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